



Fully enclosed site with automated barrier system, CCTV & manned security



Close to Media City & Manchester City centre



2 Miles from Junction 9 M60

**TO LET**

# INDUSTRIAL/ WAREHOUSE UNITS

7,208–23,089 sq ft (669–2,145 sq m)

**W** | **Westbrook  
Park**

Trafford Park, Manchester, M17 1AY





## DESCRIPTION

Westbrook Park comprises a terrace of 3 industrial units, two storey office building and compound space benefiting from:

- Fully enclosed site with automated barrier system, CCTV & manned security
- Large external areas for loading and parking
- External canopy above roller shutter doors
- 2 storey office building ranging from 2,966 – 5,932 sq ft
- 2 miles from Junction 9 of M60
- Located in the heart of Trafford Park which benefits from freight line depot & Euro terminal

Surrounding Operators



## INDUSTRIAL UNITS

**7,208 – 23,089 sq ft**  
(669 – 2,145 sq m)

## OFFICE BUILDING

**2,966 – 5,932 sq ft**  
(276 – 551 sq m)

# LOCATION

Westbrook Park is situated in the heart of the Trafford Park, which is the traditional prime industrial location in Greater Manchester.

Westbrook Park is located off Westbrook Road within Westbrook Trading Estate. The property is accessed off Trafford Park Road which links with the A5081 (Village Way/ Wharfedale Way), the main arterial route through Trafford Park providing access to Manchester City Centre and Junction 9 of the M60 motorway.



Links To A5081



Close Proximity To Junction 9 M60

# DRIVE TIMES



## DESTINATION

## MILES

## MINS

Manchester	3	9
Liverpool	27	35
Leeds	46	50
M60 Motorway	2	8
M62 Motorway	11	22



**M17 1AY**







## TERMS

The premises are available to let on short to long terms leases. Further information is available upon request.

## EPC

The premises have been assessed and energy performance certificates are available on request.

## VAT

All figures quoted are exclusive of VAT. VAT may be charged at the prevailing rate. Your legal advisor should verify.

#### IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

Young & Co and Ribston on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by Young & Co and Ribston has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. The date of this publication is August 2019.

Designed and produced by Anderson Advertising and Property Marketing Limited T. 0113 274 3698

**Dean Young**  
07825 170 475  
dean@youngandco.org.uk



youngandco.org.uk  
**0161 885 3232**

**Adam Morgan**  
07876 881 465  
adammorgan@ribston.com

**RIBSTON**  
**01937 290 089**  
www.ribston.com