

TO LET

REFURBISHED INDUSTRIAL/WAREHOUSE UNITS

1,500 TO 8,000 SQ FT



**WESTBROOK
PARK**
TRAFFORD PARK

M17 1AY /// HIGHS.FOSTER.EVENT



Excellent motorway access



Close proximity to Media City
and Manchester City Centre



Refurbished units



On site security & CCTV



**ST.MODWEN
LOGISTICS**

WESTBROOK PARK IS LOCATED ON WESTBROOK ROAD, OFF TRAFFORD PARK ROAD. THE ESTATE OFFERS EASY ACCESS TO THE CITY CENTRE AND M60 MOTORWAY WHICH LINKS TO THE NATIONAL MOTORWAY NETWORK, AND IS IN CLOSE PROXIMITY TO MEDIA CITY.



CITIES/TOWNS

MANCHESTER CITY CENTRE	4 miles
STOCKPORT	11 miles
BOLTON	12 miles
WARRINGTON	18 miles
PRESTON	32 miles

MOTORWAYS/ROADS

A57	2 miles
M602 (J2)	2 miles
M60 (J9)	3 miles
M62 (J12)	4 miles
M6	15 miles

RAIL/METROLINK

BARTON DOCK ROAD	0.5 miles
VILLAGE METROLINK	0.5 miles
MEDIACITYUK METROLINK	1 miles
TRAFFORD PARK	2 miles

AIRPORTS

MANCHESTER	10 miles
LIVERPOOL	30 miles

Trafford Park is home to more than **1,400 businesses** and is Europe's biggest industrial estate. It covers approximately **1,200 acres** and represents one of the largest concentrations of industrial and warehousing space in the UK.

WESTBROOK PARK
TRAFFORD PARK

← M60/M62

M602

MANCHESTER CITY CENTRE →

WESTBROOK PARK



Eddie Stobart
Eddie Stobart Logistics plc



TOOLSTATION

GXO

Expeditors



MediaCityUK

BBC

itv

IMPERIAL WAR MUSEUM

LOWRY

KUEHNE+NAGEL

SCREWFIX

TFS
The Fragrance Shop

GREGGS

HSBC

Soreen

GREGGS

XPOLogistics

PLATINUM
INTERNATIONAL

amazon.co.uk

Kinaxia
Logistics

amazon.co.uk

adidas

DHL

L'ORÉAL

MANCHESTER INTERNATIONAL
FREIGHT TERMINAL



AKW

GXO

MANCHESTER OXFORD ROAD →



RAIL SERVICES

← LIVERPOOL LIME STREET

THE ESTATE HAS A TOTAL OF 59 UNITS RANGING FROM 1,500 TO 8,000 SQ FT

For current availability please contact the letting agents.



-  Fully enclosed estate
-  Manned security and CCTV
-  Fully refurbished units available
-  Generous external yard areas
-  EV charging points
-  LED lighting throughout
-  Excellent amenities with access to The Trafford Centre and Media City
-  Close proximity to the Metrolink line
-  Level access loading to all units
-  Internal offices and WC
-  Excellent motorway access



TRAFFORD WHARF ROAD

WESTBROOK ROAD

FROG

HYDRAGUIP

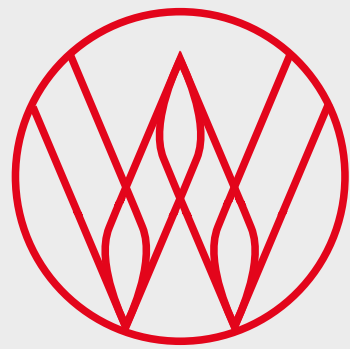
Preston





THIS SUPERBLY LOCATED ESTATE OFFERS **A RANGE OF UNITS,**
WHICH HAVE BEEN REFURBISHED TO **A HIGH STANDARD.**





WESTBROOK PARK TRAFFORD PARK

M17 1AY // HIGHS.FOSTER.EVENT

For further information, current availability and arrangements to view the properties please contact the joint agents;



Will Kenyon
M: 07802 869 279
E: will@b8re.com

Anthony Mellor
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E: anthony@b8re.com



Andrew Lynn
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Misrepresentation Act 1967, Unfair Contract Terms 1977, The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. December 2023.
RB&Co 0161 833 0555. www.richardbarber.co.uk



HIGH PERFORMANCE SPACE WHERE YOU NEED IT

The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to move to or relocate within Trafford Park, there is a wide range of properties for you to consider within the extensive Trafford Park Portfolio.

Please call for further details and current availability or visit the dedicated website www.traffordparkportfolio.com

stmodwenlogistics.co.uk



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