

TRAFFORD PARK

WESTBROOK PARK

MANCHESTER, M17 1AY



TO LET

- MODERN INDUSTRIAL / WAREHOUSE ESTATE
- HIGH QUALITY REFURBISHED UNITS
- ON SITE SECURITY AND CCTV

1,150 to 5,000 sq ft (107 to 465 sq m) (GEA)

CBRE
ASSET MANAGEMENT



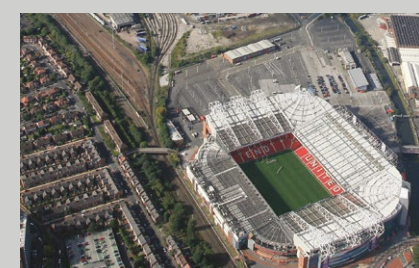
Westbrook Park is a well established industrial estate comprising 59 units ranging in size from 1,150 sq ft to 5,000 sq ft. Constructed in the mid-1980's the majority of units have recently undergone a full refurbishment. The estate offers on site security including CCTV.

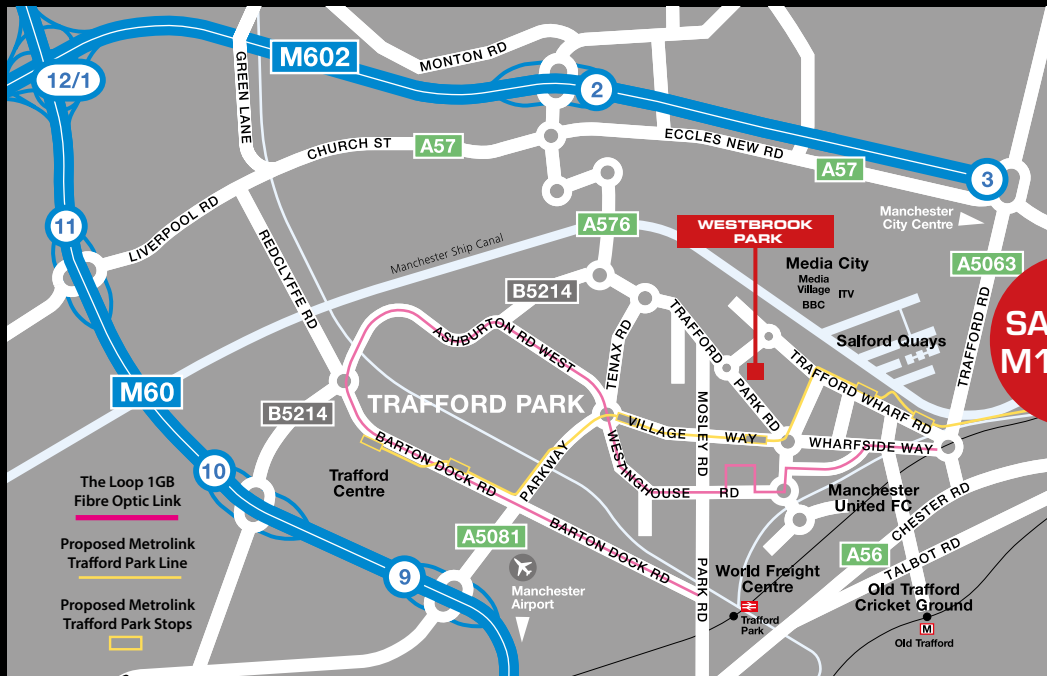
SPECIFICATION

- Fully enclosed estate
- Manned security including CCTV
- Refurbished units
- B1 (c), B2 & B8 permitted use.
- Generous forecourt areas for loading/ unloading
- Established industrial location
- Close proximity to Media City and Manchester City Centre
- Excellent motorway access



Estate plan





**SAT NAV
M17 1AY**

LOCATION

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.

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.

COMMUNICATIONS

M60 - J9	1 mile
M602 - J2	1.7 miles
Trafford Centre	2.2 miles
Manchester City Centre	3 miles
Manchester Airport	9.5 miles

TERMS

Units are available on a leasehold basis.

FURTHER INFORMATION

For further information and arrangements to view the properties please contact the joint agents.



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