

TO LET

A MARKET LEADING SPACE IN TRAFFORD PARK

Centrepoint.

MANCHESTER M17 1AE



Modern Industrial Unit undergoing an extensive refurbishment

EPC A | EV charging | Solar PV panels | Full LED lighting

Unit A
10,983 sq ft
(1,018 sq m)



The Fragrance Shop

Manchester City Centre

Amazon

GXO

FedEx Trade Network

Blue Water Shipping UK

Greggs

Eurocell

Screwfix

Knowsley SK

Brenntag UK Limited

Motor Parts Direct

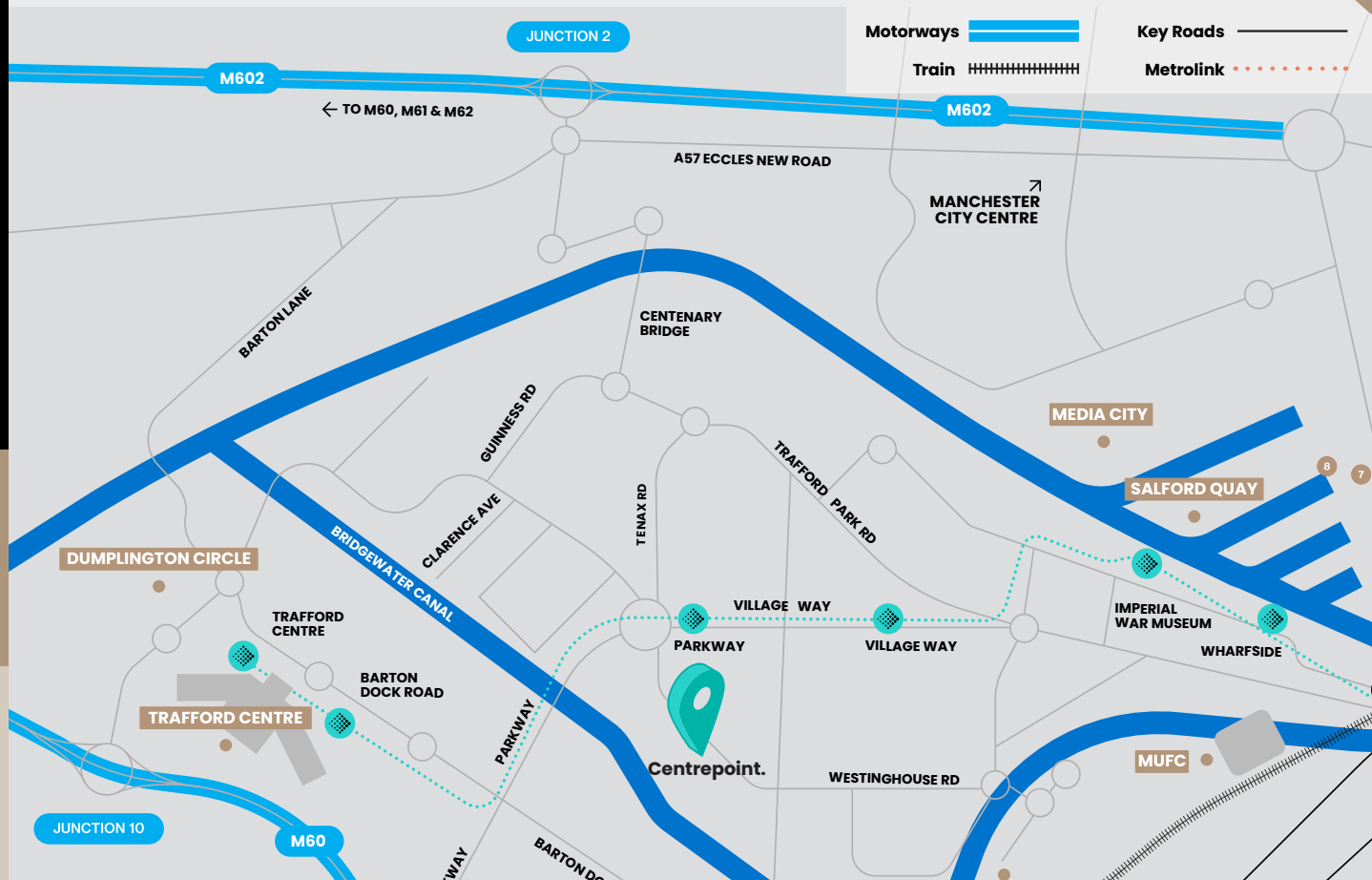
Manchester Met University

Unit A

An open door to opportunity.

At the heart of Trafford Park.

Centrepoint is prominently situated fronting Westinghouse Road within the prestigious Trafford Park location. The property is within 1/2 mile of junction 9 of the M60 motorway accessed via Parkway (A5081) and is approximately 4 miles west of Manchester city centre.



Drive times

M60 J9	🚗	3 minutes (1 mile)
M60 J10	🚗	5 minutes (2 miles)
M56 J3A	🚗	10 minutes (7 miles)
M62 J12	🚗	8 minutes (4 miles)
Manchester City Centre		10 minutes (3.5 miles)
Warrington		25 minutes (16 miles)
Liverpool		45 minutes (32 miles)
Leeds		1 hour (48 miles)
Manchester Piccadilly	🚆	15 minutes (5 miles)
Manchester Victoria	🚆	20 minutes (5.5 miles)
Manchester Airport	✈️	15 minutes (3.5 miles)
Port of Liverpool	🚢	50 minutes (38 miles)

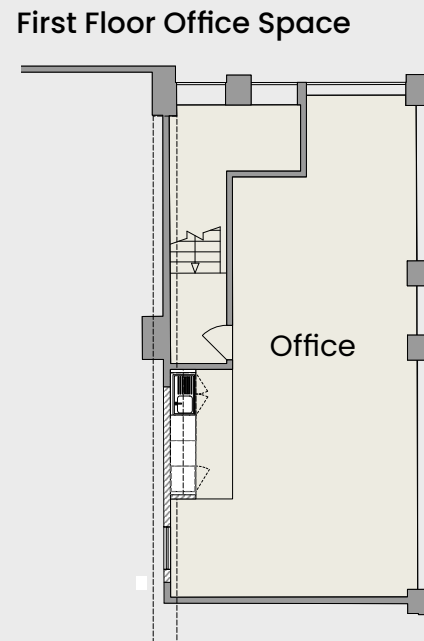
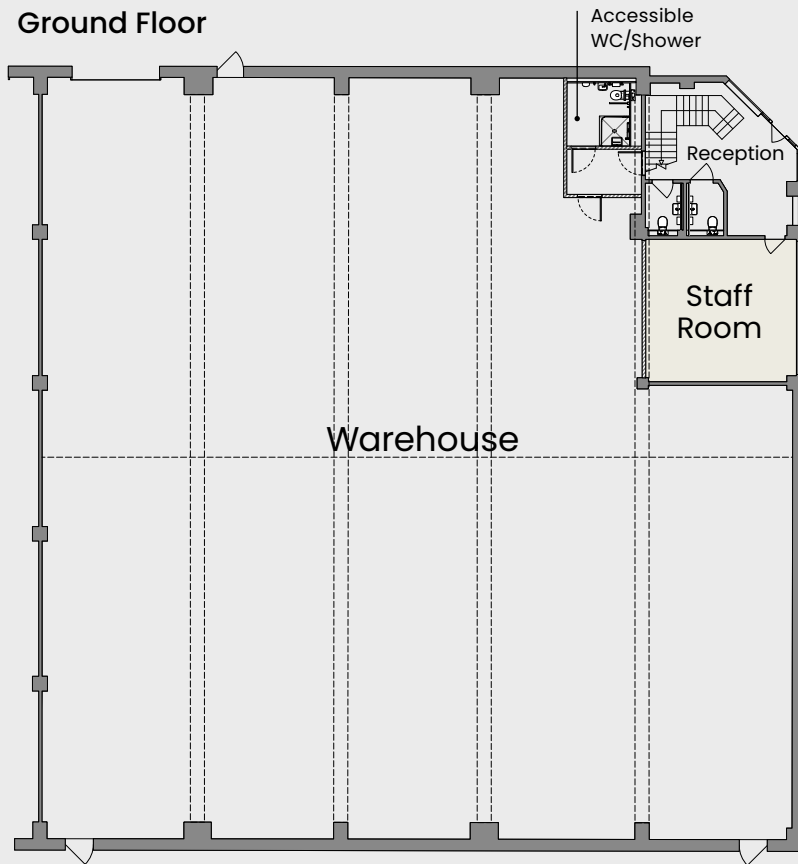
A first class working environment.

SUPERIOR SPECIFICATION

- 8% office content with VRF heating/cooling
- 1 level access door with 25 metre turning circle
- 150KvA power supply
- Up to 7.15m eaves
- Large secured concrete yard area
- Dedicated parking for 16 cars
- Market leading ESG focused refurbishment

Image: example of quality of internal refurbishment

Site plan.



Unit A

approximate gross internal areas

Ground Floor

Warehouse	sq ft	sq m
Total	10,137	942

First Floor Office Space

Office	sq ft	sq m
Total	846	79

Total space	10,983	1,018
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ESG features.

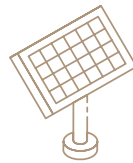
Improved environmental benefits and lower energy expenses for a more sustainable future.

Energy Performance Certificate



Targeting EPC A the highest energy efficiency rating for buildings.

Solar PV panels



Roof mounted solar PV panels to assist in generating electricity, reducing energy costs.

Electric Vehicle Charging



Charge electric vehicles quickly and easily with our state-of-the-art charging stations.

PV strategy



Occupiers can expect an annual saving of £5,000 based on 25p / kWh electricity unit rate (subject to all generation being used on site). This is based on the proposed 23 kWp system being installed and an annual energy generation of c.20,000 kWh.

LED lighting



Energy efficient LED lighting used throughout the building.

End of journey facilities



End of journey facilities with secure bicycle storage, showers and change facilities.

10% rooflight coverage



Triple-layered rooflights with insulation covering 10% of the roof area and providing optimum natural light and energy efficiency.

RECEPTION

Change your
view point.



Additional yard potential.

(subject to planning and cost)

Centrepoint. TRAFFORD PARK Trafford Park, Manchester M17 1AE



Modern Industrial Unit Unit A 10,983 sq ft (1,018 sq m)

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Viewing by prior appointment
by the agents.



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