

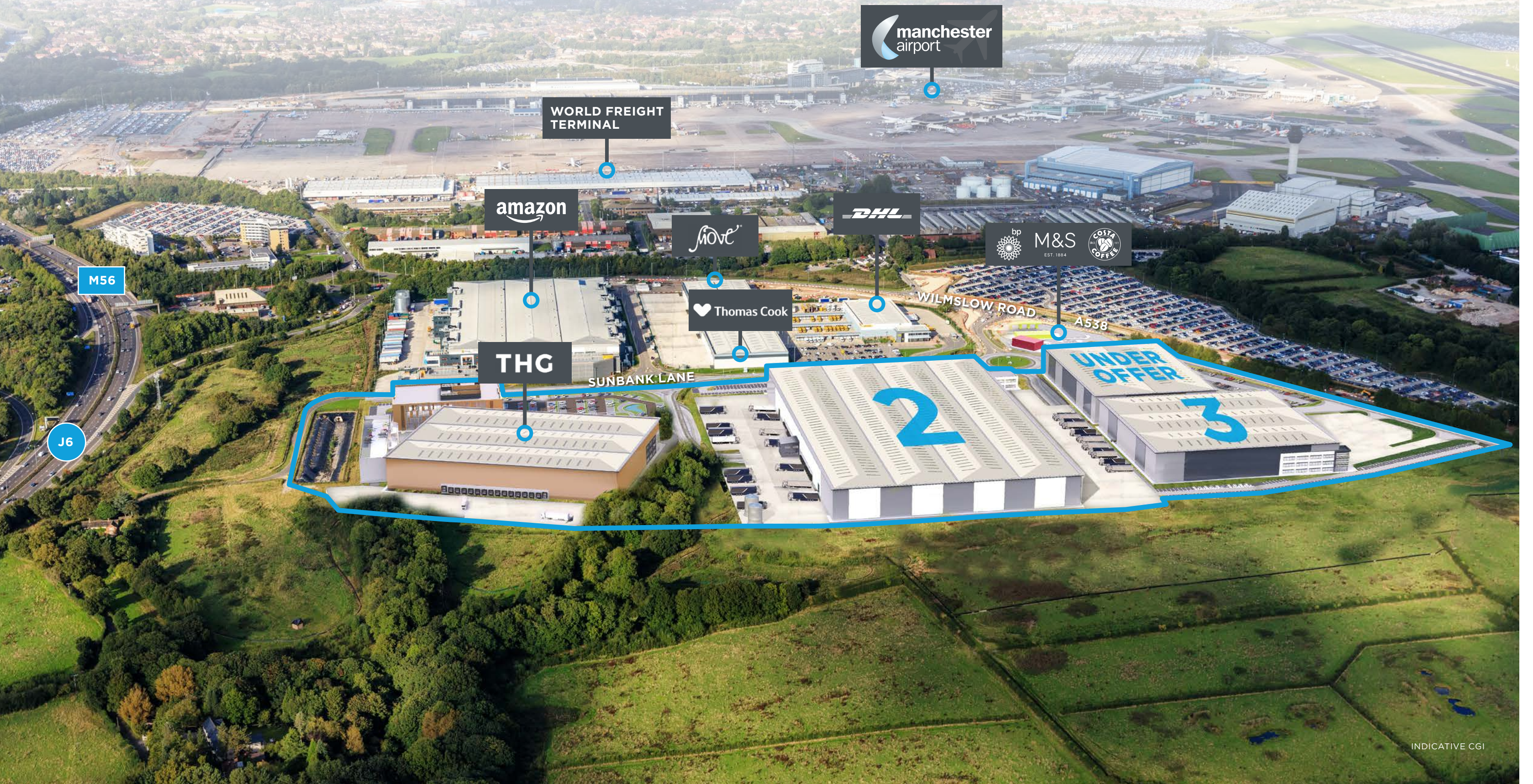
MANC CHESTER IS ICON



ICON
INDUSTRIAL

ICON MANCHESTER AIRPORT IS AN EXCITING BUILD TO SUIT WAREHOUSE/ LOGISTICS DEVELOPMENT WITH OUTLINE PLANNING CONSENT CAPABLE OF DELIVERING UNITS FROM 135,000 SQ FT TO 457,000 SQ FT.

MANCHESTER IS ICON



PREMIUM, BESPOKE, UNIQUE

- ICON MANCHESTER AIRPORT IS A BUILD TO SUIT OPPORTUNITY ON A **45 ACRE SITE**
- OUTLINE PLANNING CONSENT CAPABLE OF DELIVERING OPPORTUNITIES FOR **1M SQ FT** OF **WAREHOUSE/LOGISTICS** ACCOMMODATION
- **IMMEDIATE ACCESS** TO **M56 MOTORWAY (JUNCTION 6)**, MANCHESTER AIRPORT AND GREATER MANCHESTER
- THE A6 MANCHESTER AIRPORT RELIEF ROAD. A **£290 MILLION DUAL CARRIAGEWAY**, WHICH LINKS THE **A6 AT HAZEL GROVE TO THE M56 AT MANCHESTER AIRPORT**, WILL SIGNIFICANTLY REDUCE JOURNEY TIMES TO ICON MANCHESTER AIRPORT
- UNITS AVAILABLE FROM **135,000 - 457,000 SQ FT** ON A BUILD TO SUIT BASIS DELIVERABLE WITHIN A 12 MONTH PROGRAMME
- EXCELLENT ROAD, AIR AND RAIL CONNECTIONS
- LOCATED ADJACENT TO THE **WORLD FREIGHT TERMINAL** WITH AIRSIDE OPERATIONS WITHIN **0.5 MILE**
- PART OF THE MANCHESTER ENTERPRISE ZONE
- EXISTING OCCUPIERS INCLUDE **AMAZON, DHL, THOMAS COOK** AND **MOVE ONLINE RETAIL**
- ONSITE AMENITIES INCLUDING **BP, M&S SIMPLY FOOD** AND **COSTA COFFEE DRIVE THRU**



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ICON MANCHESTER AIRPORT OFFERS EXCEPTIONAL TRANSPORT AND BUSINESS CONNECTIVITY WITHIN THIS RAPIDLY GROWING GLOBAL LOGISTICS AREA OF AIRPORT CITY.

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LOCATION

EDINBURGH
4 HRS 4 MINS / 224 MILES

GLASGOW
3 HRS 31 MINS / 222 MILES

NEWCASTLE PORT OF TYNE
2 HR 49 MINS / 158 MILES

GREEN PORT HULL
1 HR 57 MINS / 111 MILES

LEEDS
1 HR 8 MINS / 57 MILES

LIVERPOOL SUPERPORT
53 MINS / 35 MILES

LIVERPOOL
50 MINS / 34 MILES

BIRMINGHAM
1 HR 26 MINS / 78 MILES

LONDON
3 HRS 37 MINS / 200 MILES

THE BRISTOL PORT
2 HRS 41 MINS / 159 MILES

- 270+ MINS
- 180-270 MINS
- 90-180 MINS
- 0-90 MINS



2,782,100
TOTAL POPULATION*

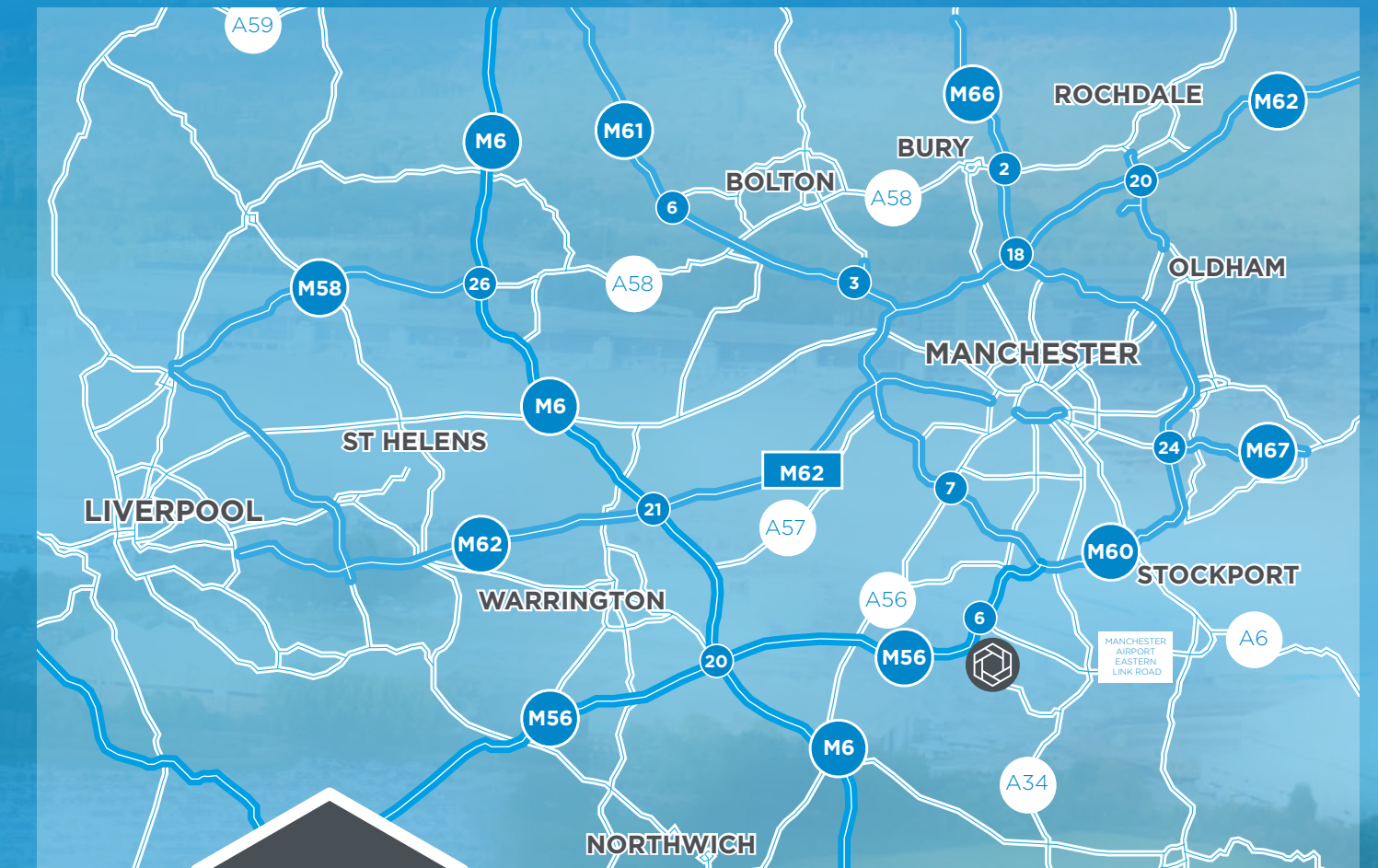


1,213,000
TOTAL WORKFORCE*

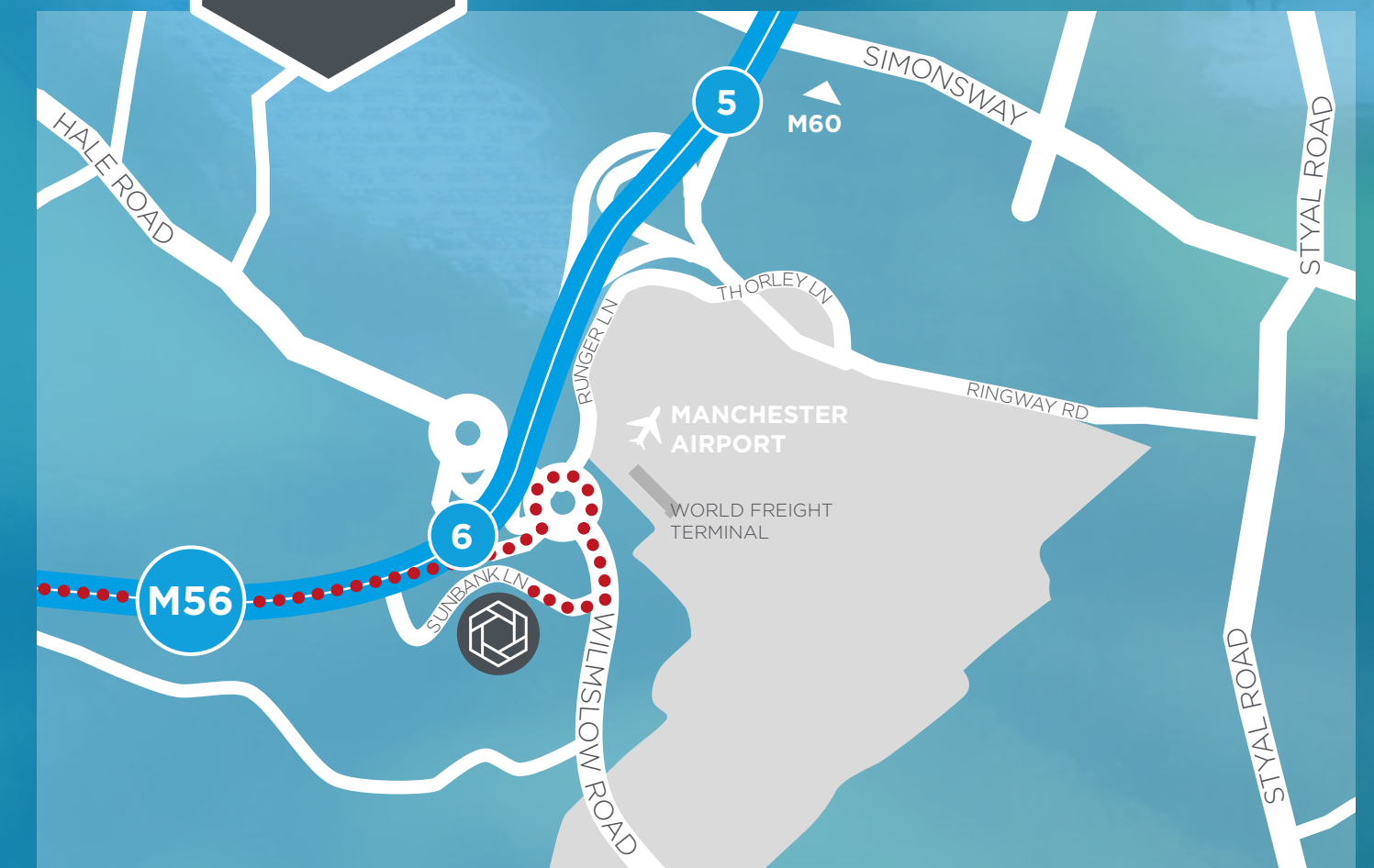


4.9%
EMPLOYED IN THE
WAREHOUSE AND
LOGISTICS SECTOR*

*GREATER MANCHESTER



**SAT NAV
WA15 OPT**



ON

CONNECTED, STRATEGIC, ESTABLISHED

ICON MANCHESTER AIRPORT IS LOCATED IMMEDIATELY WEST OF MANCHESTER AIRPORT, IN CLOSE PROXIMITY TO THE WORLD FREIGHT TERMINAL, WITH AIRSIDE OPERATIONS WITHIN 0.5 MILE. METROLINK TRAMS FROM MANCHESTER AIRPORT TO MANCHESTER CITY CENTRE PROVIDE EXCELLENT PUBLIC TRANSPORT LINKS.

ICON MANCHESTER AIRPORT IS ONE OF THE NORTH WEST'S KEY LOGISTICS/ WAREHOUSE LOCATIONS WITH THE MOTORWAY AND NATIONAL RAIL NETWORK OFFERING DIRECT ACCESS TO LOCAL AND REGIONAL MARKETS.

A RANGE OF HIGH PROFILE OCCUPIERS IN THE VICINITY INCLUDE:



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DEMOGRAPHICS & LOCATION

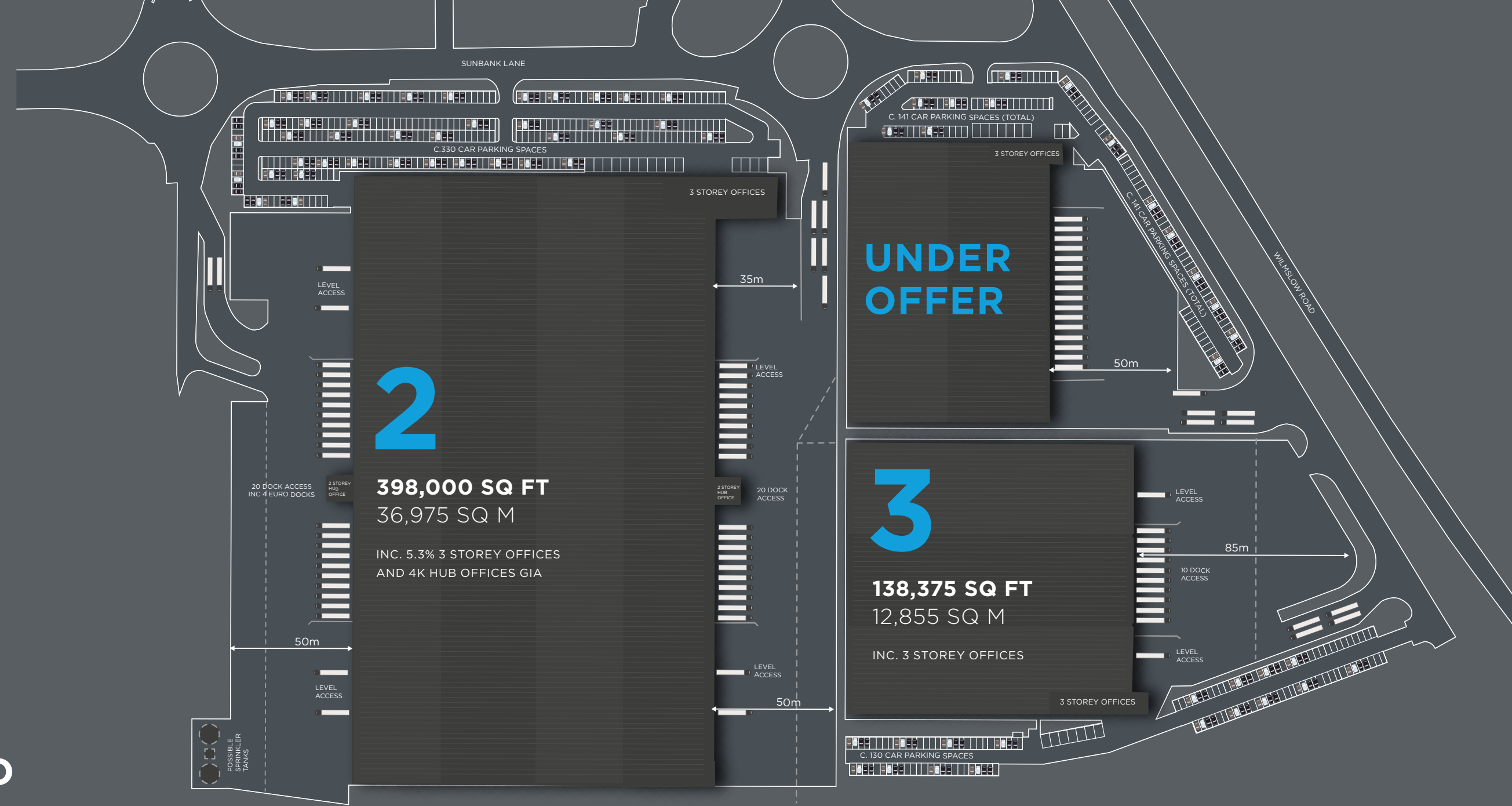
INDICATIVE BUILDING SPECIFICATION



Enterprise Zone benefits:

- Super-fast broadband
- Fast track delivery via a streamlined planning process
- Assisted area status
- Enhanced capital allowances

UNITS 2 & 3 AVAILABLE DESIGN & BUILD



MASTERPLAN ONE SPECIFICATION

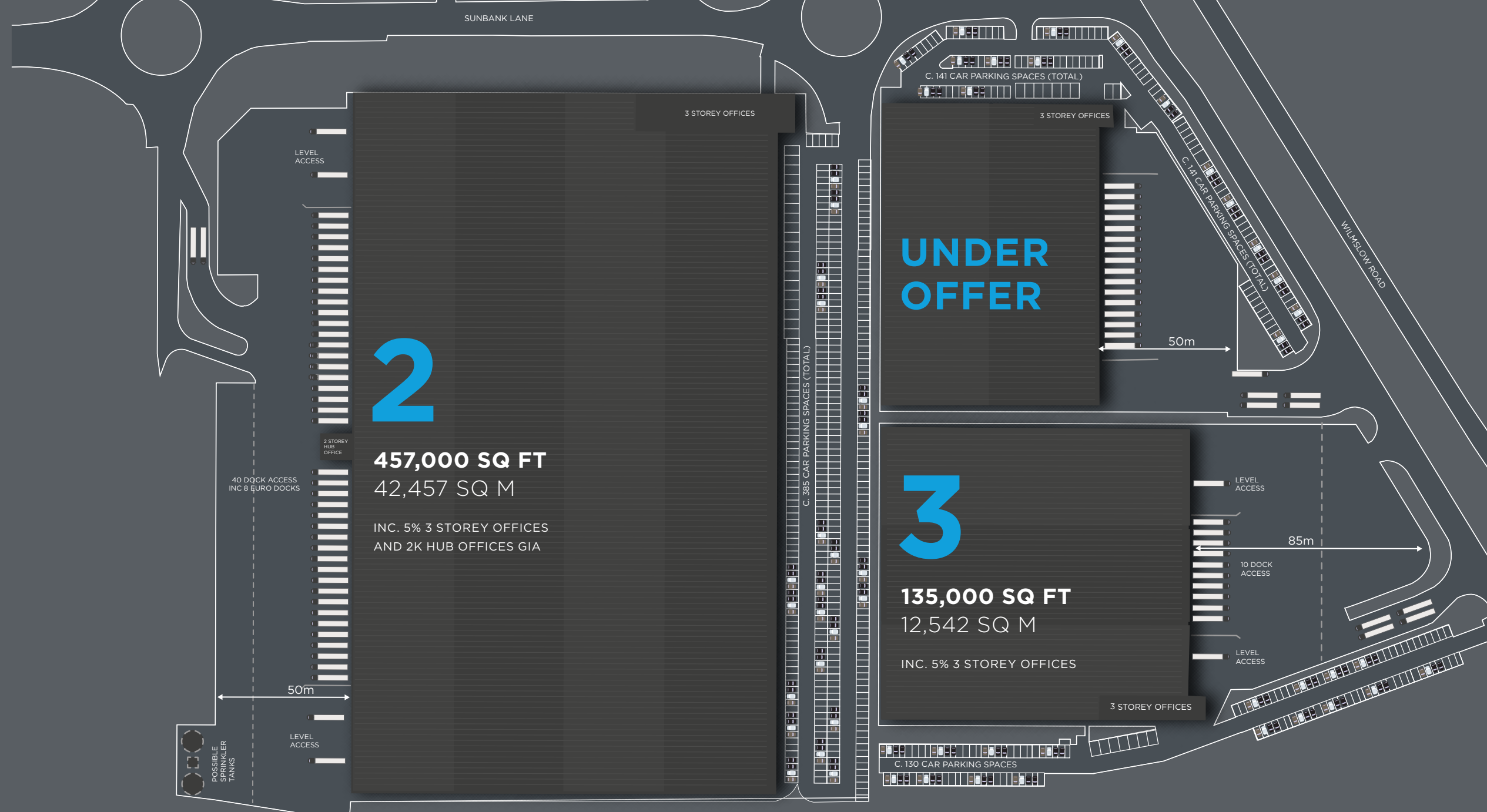
INDICATIVE BUILDING SPECIFICATION



Enterprise Zone benefits:

- Super-fast broadband
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UNITS 2 & 3 AVAILABLE DESIGN & BUILD



UP TO
26_M
EAVES HEIGHT



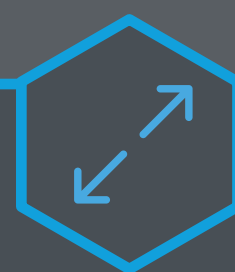
OFFICE SPACE
GRADE A SPECIFICATION



50_{KN/M²}
FLOOR LOADING



YARD SPACE
SELF CONTAINED AND SECURE



UP TO
85_M
YARD DEPTH



LOADING ACCESS
DOCK AND LEVEL



DEDICATED PARKING
FOR HGV AND CARS

INDICATIVE SITE PLAN



Icon Industrial is a joint venture between TPG Real Estate and Stoford Developments specialising in industrial and logistics development across the United Kingdom.

STOFORD

Stoford are a privately owned commercial developer who specialise in working in partnership with occupiers, landowners and investors. Since 1996 our committed team have developed in excess of 10 million sq ft of industrial accommodation throughout the UK.



TPG Real Estate is TPG's real estate platform, which includes both TPG Real Estate Partners, the real estate equity investment platform, and TPG Real Estate Finance Trust, the real estate debt origination platform. Collectively, these two platforms currently manage more than \$5 billion in assets. Their teams work across TPG's New York, San Francisco and London offices.

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These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract.

All areas are approximate.

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