

GXO LOGISTICS
UK LIMITED

CENTRE
POINT
FIVE

**TRAFFORD
PARK**
MANCHESTER

PRIME INDUSTRIAL
DISTRIBUTION
INVESTMENT
OPPORTUNITY
WITH 2028
LEASE EXPIRY.



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03.



GXO

INVESTMENT SUMMARY

A rare opportunity to acquire an ultra-prime, freehold, detached single let unit in the **heart of Trafford Park**.

Trafford Park is Europe's premier industrial park located in Greater Manchester with rapid access to Junctions 9 & 10 of the M60 and Junction 2 of the M602.

A detached distribution warehouse facility extending to 178,950 sq ft with a 55,119 sq ft, 20 metre high bay section.

1MVA power capacity. GXO run significant freezer and fridge operations in the building.

8.6 acre site area.

Let to GXO Logistics UK Limited expiring 15 March 2028.

The current passing rental is **£1,308,517** per annum which equates to **£7.89** per sq ft.

We are instructed to quote **£20,500,000 (Twenty Million Five Hundred Thousand Pounds)** which reflects an attractive **Net Initial Yield of 6.00%** after full purchaser's costs and a **low capital value of £114 psf** significantly below replacement cost.

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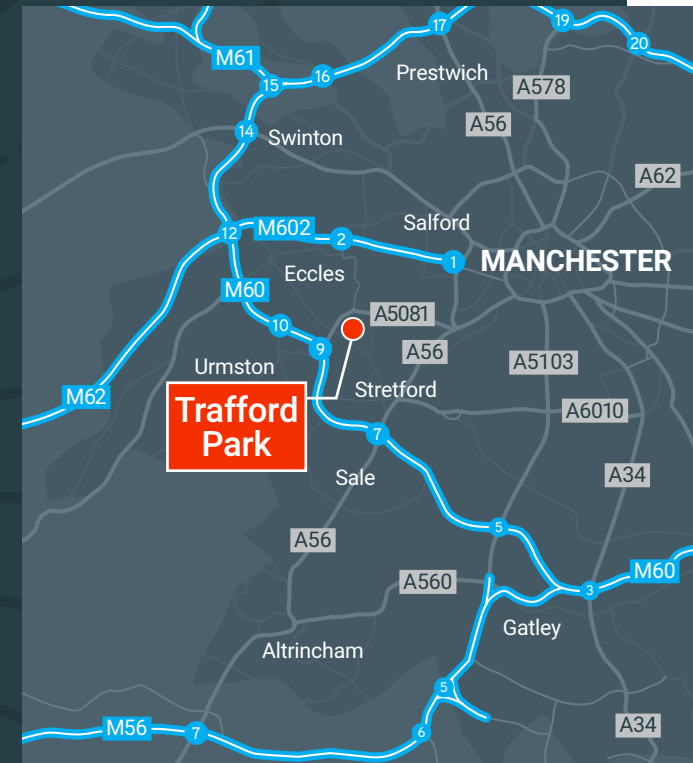


LOCATION

Trafford Park is located three miles south-west of Manchester City Centre, benefiting from direct access via the A56, which provides a quick route into the city in under ten minutes.

The property occupies a prominent position fronting Westinghouse Road, one of the estate's principal thoroughfares, close to Trafford Park Road, a key arterial route through the park.

The wider area benefits from excellent local amenities, including The Trafford Centre, one of the UK's largest retail and leisure destinations, and MediaCityUK, home to BBC and ITV, supporting both occupier attraction and workforce retention.



 [Click here for Google Map link](#)

 [What3words link clever.meant.kinds](#)



T RAFFORD PARK



Trafford Park is one of Europe's largest and most established industrial estates, extending to approximately 1,800 acres. It accommodates over 1,400 businesses and provides employment for more than 44,000 people, reinforcing its position as one of the North West's key industrial and logistics hubs.

The estate offers a broad range of industrial, warehouse and logistics accommodation, with areas such as Trafford Park Road and Westinghouse Road comprising some of the most modern and high-quality stock within the park.

The property itself is in the heart of Trafford Park, surrounded by institutional occupiers and benefiting from excellent estate infrastructure.

OCCUP IERS

Trafford Park is home to a wide range of national and international occupiers, reflecting its status as a core North West industrial location.

Major companies within the estate include:



The park attracts businesses from across the FMCG, logistics, manufacturing, and e-commerce sectors, underpinned by its strategic position, transport connectivity and high-quality building stock. The proximity of MediaCityUK, housing the BBC and ITV, further demonstrates the area's commercial appeal and ongoing regeneration.

TRAFFORD PARK



EUROPE'S LARGEST
Industrial Estate



1,800
Acres



1,400
Businesses



44,000
Employed People



CONNECTIVITY



The estate benefits from outstanding multi-modal transport links.



ROAD

By road, Trafford Park provides immediate access to the M60 (Junctions 9 and 10), M602 and M62 motorways, offering efficient connectivity across Greater Manchester and the wider Northwest region.

M60 J9	1 mile
M60 J10	2 miles
M602 J2	2 miles
Manchester City Centre	4 miles
M6 J21a	13 miles
Liverpool	32 miles
Leeds	48 miles

Source: Google Maps



RAIL

The Trafford Park Euroterminal, located less than one mile from the property, handles more than 100,000 containers per annum, providing direct intermodal freight connections to major UK ports.



AIR

Manchester Airport lies approximately ten miles to the south, offering extensive passenger and air cargo services.



METROLINK

In addition, the Trafford Park Metrolink Line, opened in 2020, provides a direct light rail connection into Manchester City Centre and The Trafford Centre, significantly improving accessibility for both occupiers and employees.



20 METRE FAVES



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DESCRIPTION



Portal frame construction split into 2 sections (main warehouse & high bay section)



6.5 metre eaves to part and 20 metres to the high bay section



High bay LED and fluorescent sodium lighting and high-level sprinklers



Insulated metal clad pitched roof incorporating translucent roof lights



10 dock level loading doors



2 Level access loading doors



3-storey office block providing ground floor reception, WC facilities



1MVA Power supply



Combination of open plan and private offices together with canteen area



50 metre deep fully concreted yard area



Secure site with gatehouse entrance



Separate dedicated parking area providing 130 spaces in total

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12.

TENANT WORKS



Complete refurbishment of ground floor offices including new toilets, canteen and reception.



Construction of a new portal frame 'hub office' overlooking the yard (excluded from the floor area).



An internal chill store (+3°C) to part of the low base section of the warehouse and a freezer (-23°C) to part of the high bay section.



T5 fluorescent lighting to the warehouse.



LED lighting to the cold store high bay.



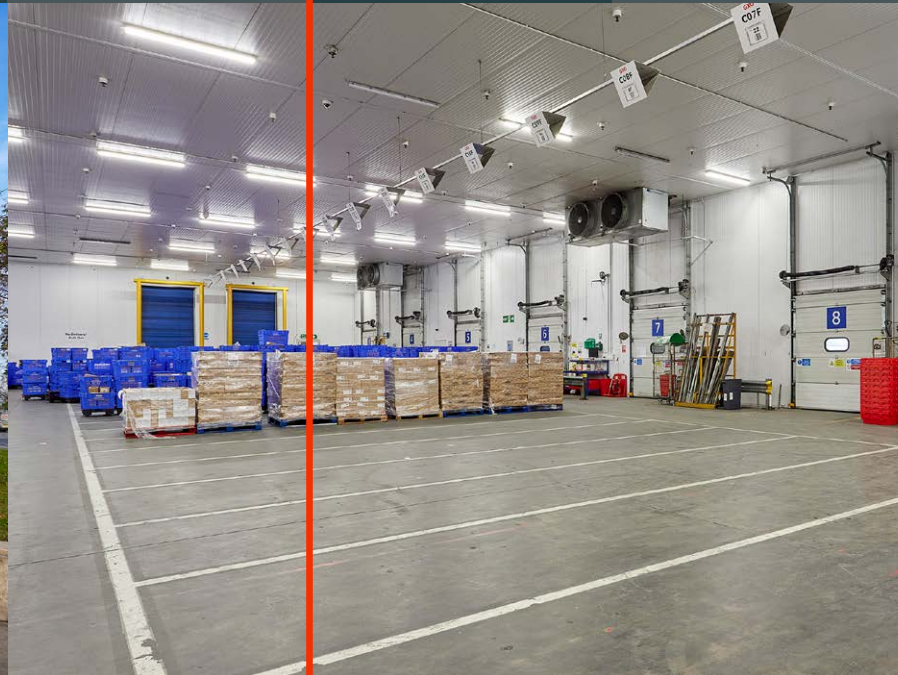
A new high level 'frost stat' heating system for the warehouse.



Replacement of all the dock level loading doors.



Expansion of the car parking area around the front of the property.

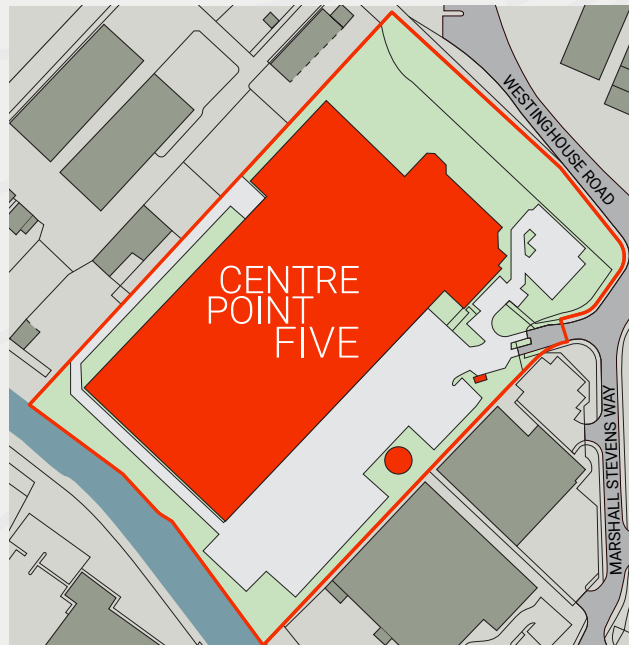


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ACCOMMODATION

Area	sq ft
Gatehouse	102
Main Warehouse	158,081
Ground Floor Office	7,583
First Floor Office	6,592 (not rentalised)
Second Floor Office	6,592 (not rentalised)
Total rentalised area	165,766
Total Area	178,950

The site provides an area of 8.67 acres (3.51 hectares) which represents a site cover of approximately 47%.



TENANCY

The asset is let on a FR&I lease to GXO Logistics UK Ltd until 15 March 2028. Current rent passing of £1,308,517 per annum (£7.89 psf). The lease is subject to a schedule of condition.



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COVENANT INFORMATION



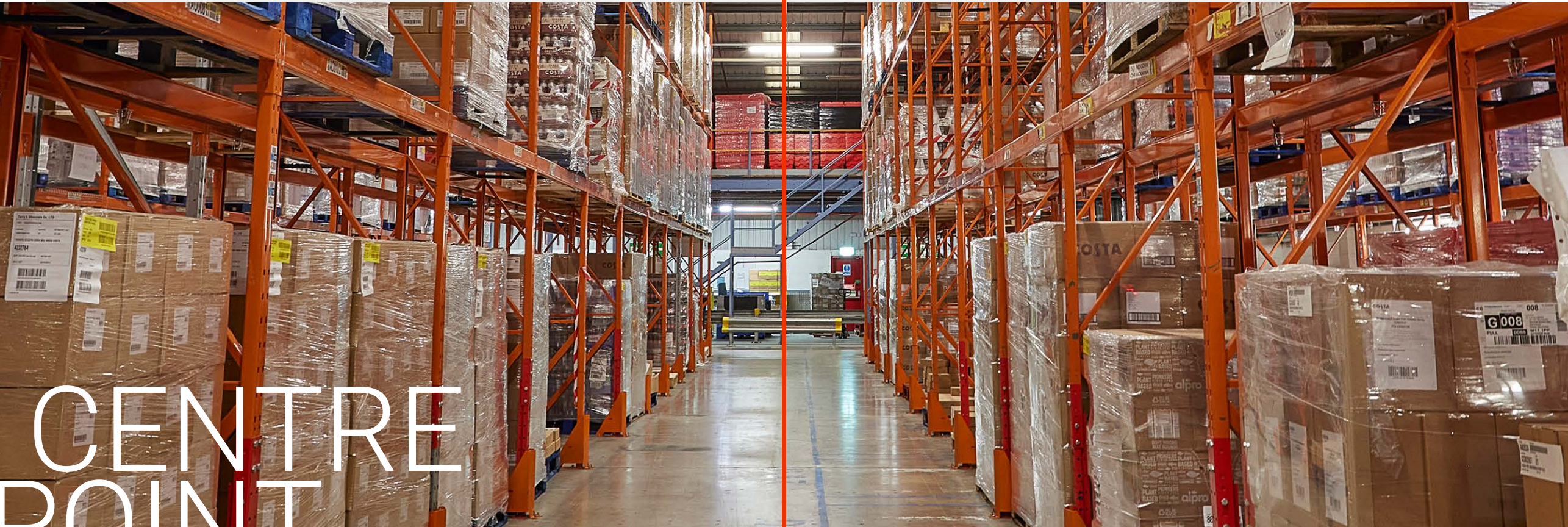
GXO Logistics UK Ltd is a leading third-party logistics (3PL) and supply chain operator, specialising in warehousing, contract logistics, and freight transport across the UK. Formerly part of XPO Logistics, GXO became an independent, publicly listed global provider in 2021 and has since expanded significantly, including the acquisition of Wincanton plc in 2024.

The business services major retail and e-commerce clients such as B&Q and Groupe SEB, operating a nationwide network of high-spec distribution centres and automated fulfilment hubs. With a strong focus on technology, robotics, and shared warehousing solutions through its “GXO Direct” platform, the company continues to drive demand for modern, automation-ready logistics real estate across key UK distribution corridors.

	31 Dec 2022	31 Dec 2023	31 Dec 2024
Turnover	£1,776,600,000	£1,832,000,000	£2,045,395,000
Profit After Tax	£45,879,000	£65,467,000	£45,243,000
Net Worth	£207,188,000	£240,566,000	£212,991,000



FURTHER INFORMATION



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EPC

The property has an EPC rating of B35, valid until 13 June 2032.

VAT

The property is elected for VAT, and the sale will be treated as a Transfer of a Going Concern (TOGC).

Anti-Money Laundering

In accordance with current Anti-Money Laundering Regulations, two forms of identification and confirmation of funding source will be required from the successful purchaser.

