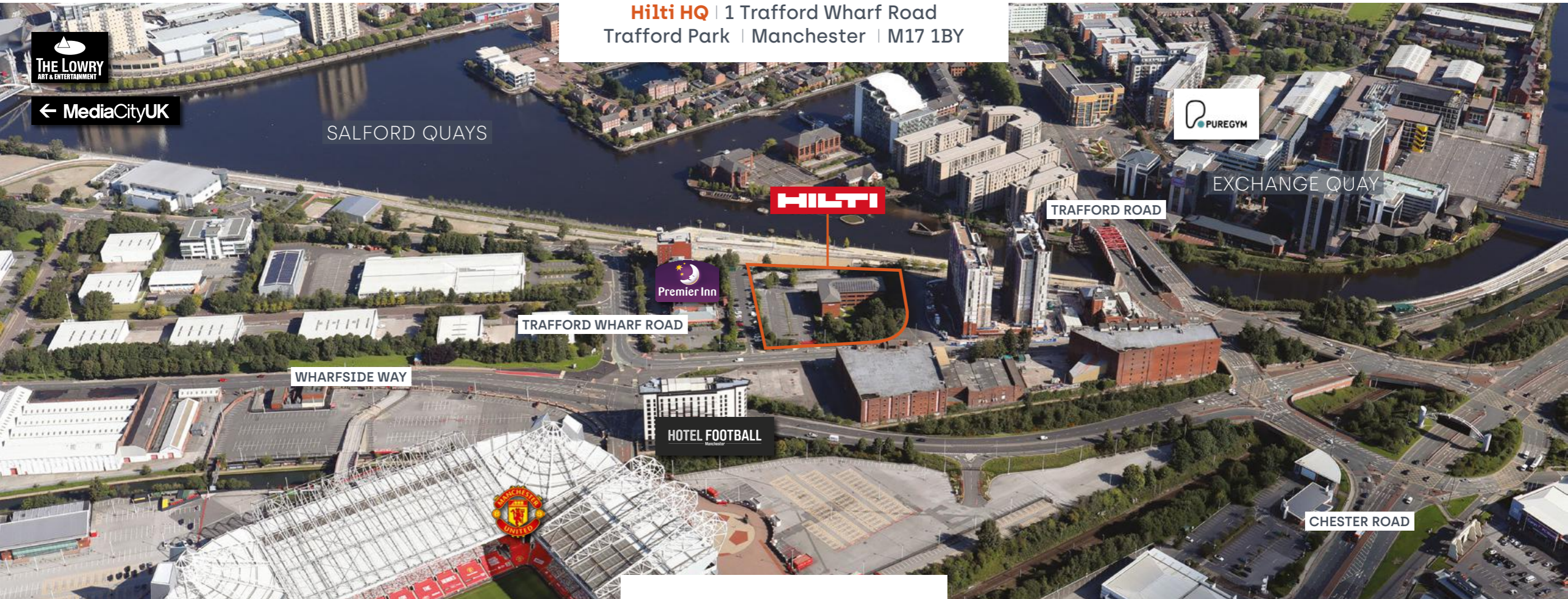


FOR SALE

c.31,500 SQ FT HQ OFFICE BUILDING  
PRIME c.2.23 ACRE SITE

**Hilti HQ** | 1 Trafford Wharf Road  
Trafford Park | Manchester | M17 1BY



← MediaCityUK

SALFORD QUAYS

**HILTI**



TRAFFORD WHARF ROAD

WHARFSIDE WAY

HOTEL FOOTBALL  
Manchester

TRAFFORD ROAD



EXCHANGE QUAY

CHESTER ROAD





Colliers International, on behalf of Hilti (Gt. Britain) Ltd, is proud to present and offer for sale this prime occupational or redevelopment opportunity.

- Existing HQ office building [c.31,500 sq ft] with 250 surface car parking spaces.
- c.2.23 acre site.
- Highly prominent waterside location overlooking Salford Quays.
- Immediately adjacent to Manchester United Football Club and Wharfside Metrolink Station.
- Suitable for redevelopment subject to planning permission.
- Excellent transport links to Manchester City Centre.

Comprehensive bid proposals are being sought by a specific date to be confirmed separately.





Hilti HQ | 1 Trafford Wharf Road  
Trafford Park | Manchester | M17 1BY



MANCHESTER CITY CENTRE

JCT 3 M602

M602

BRIDGEWATER WAY

TRAFFORD ROAD

**HILTI**

< MEDIACITY

QUAYSIDE MEDIACITY

SALFORD QUAYS

THE LOWRY

IMPERIAL WAR MUSEUM

TRAFFORD WHARF ROAD

HOTEL FOOTBALL

WHITE CITY RETAIL PARK

CHESTER ROAD

WHARFSIDE WAY

MUFC

TRAFFORD PARK

TO JCT 9 M60





## LOCATION

The circa 2.23 acre site is located at the fulcrum of Manchester City Centre, Old Trafford and Media City within the Borough of Trafford, overlooking the Quays on one side and Manchester United Football ground to the other.

It is situated within the exclusive Trafford Wharfside development area which is a mixed-use development area including residential, high quality office and leisure uses. The wider Salford Quays and Media City areas have experienced high levels of regeneration over the last twenty years which has transformed the area into a destination to live, work and socialise. This is the Canary Wharf of the North.

As a gateway location, Trafford Wharf Road is within close proximity to Old Trafford Football Ground, Hotel Football, Salford Quays, The Lowry Theatre, The Imperial War Museum and Media City.

Immediate transport links are available via the newly developed Wharfside Metrolink Station located on the Trafford Park Line providing connections to Manchester City Centre and the Trafford Centre. In addition, the Bridgewater Way bypass (A56) is in close proximity, providing easy access to the regional network of motorways. Manchester airport is 9 miles to south and Manchester City Centre 1.5 miles to the north east.

**Hilti HQ | 1 Trafford Wharf Road  
Trafford Park | Manchester | M17 1BY**





## AMENITIES

The site benefits from a range of amenities located within the surrounding area.

Within close proximity to the site there are a number of transport links, retail and leisure, food and drink and hotel uses. The newly developed Wharfside Metrolink Station gives access to the wider strategic transport network and the amenities associated within Manchester City Centre, The Trafford Centre and the wider Greater Manchester Area.

### Transport

- St Peters Square 15 min 🚗
- Media City 15 min 🚗
- Manchester Piccadilly 21 min 🚗
- Manchester Airport 17 min 🚗
- Trafford Road Bus Stop 2 min 🚶
- Trafford Park Train Station 8 min 🚗

### Food & Drink

- Costa
- The Alchemist
- Lupo Caffè Italiano
- Victoria Warehouse

### Retail & Leisure

- White City Retail
- Quayside
- The Lowry Theatre
- Imperial War Museum
- MUFC

### Hotels

- Hotel Football
- Premier Inn
- Copthorne Hotel
- Holiday Inn





Hilti HQ | 1 Trafford Wharf Road  
Trafford Park | Manchester | M17 1BY







## DESCRIPTION

The property occupies a highly prominent position adjacent to Manchester United Football Club, off Trafford Wharf Road, overlooking the River Irwell.

The site is broadly rectangular in shape and is located opposite the newly developed Wharfedale Metrolink Station, providing rapid connections to Manchester City Centre, Trafford Centre and regional towns throughout Greater Manchester. Significant development and investment has been undertaken within the locality to create a highly desirable residential, leisure and commercial destination.

The whole site extends to approximately 2.23 acres and is currently set out to provide a four storey purpose built office building totalling approximately 31,500 sq ft, with the benefit of 250 surface car parking spaces.

## SPECIFICATION

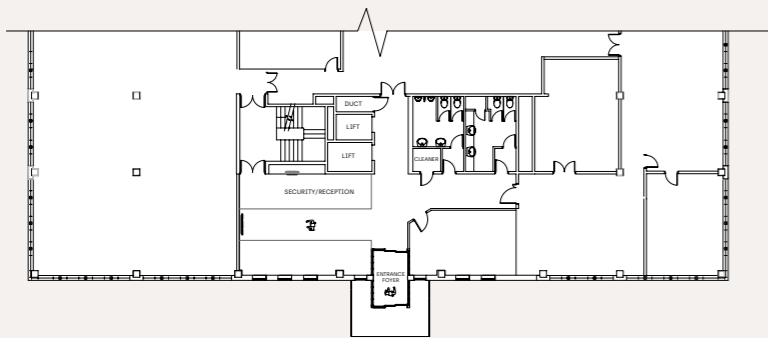
The building is set out to provide the following:

- Brick construction with pitched roof
- Main central reception
- Flexible floorplates accessed off a central core
- Full access raised floors throughout
- Suspended ceilings with integrated CAT II lighting
- 2 No. Passenger lifts
- Ladies and Gents WCs to each floor

# ACCOMMODATION

	SQ M	SQ FT
Ground Floor	127	1,368
First Floor	700	7,533
Second Floor	700	7,533
Third Floor	700	7,533
Fourth Floor	700	7,533
<b>Total Floor Area</b>	<b>2,927</b>	<b>31,500</b>

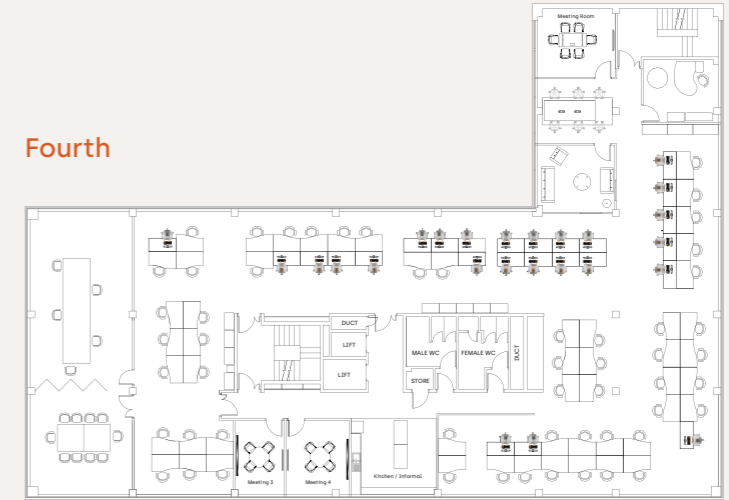
Ground



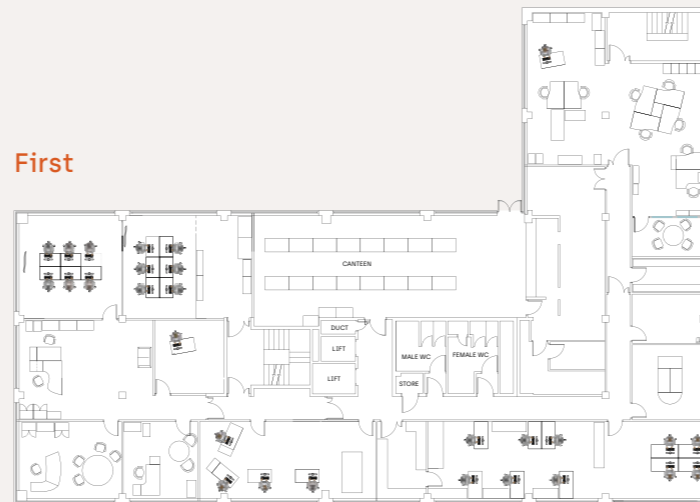
Third



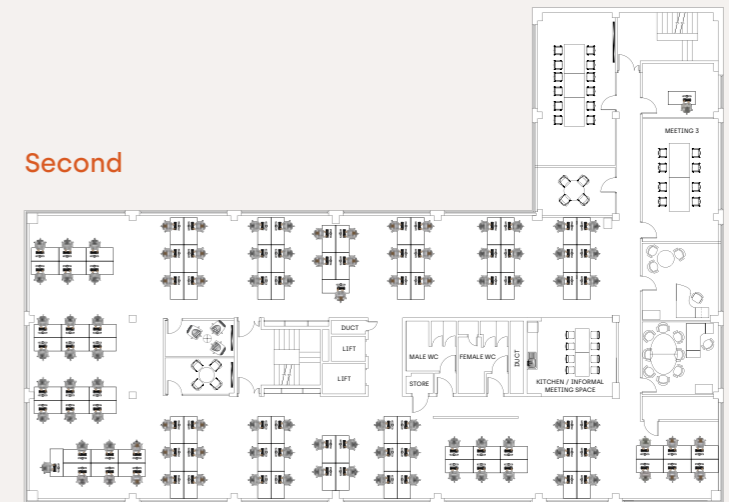
Fourth



First



Second





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GALLERY



Hilti HQ | 1 Trafford Wharf Road  
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GALLERY



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GALLERY





## FURTHER INFO

Link: [Click here... Hilti HQ - 1 Trafford Wharf Road](#)

### PLANNING

The site has previously been occupied under a B1 office use with associated car parking. Whilst the property could be re-occupied on this basis, the site presents an excellent redevelopment opportunity subject to the relevant planning consents. Interested parties should make their own enquiries with Trafford Council and satisfy themselves as to the present planning position.

Colliers Planners have reviewed the site and comment that the site has development potential to deliver a high quality residential-led mixed use development that has a lasting positive impact on the immediate and surrounding area. A planning report produced by Colliers Planners is available to view as part of the downloadable documents for reference.

### TENURE

The majority of the site is held freehold and in part long leasehold. Vacant possession will be available on completion. The purchaser will make their own enquiries and satisfy themselves as to the title position.

### BUILDING & GROUND CONDITIONS

The purchaser will undertake their own enquiries to establish and satisfy themselves as to the physical condition of the property and ground prior to entering a purchase contract. Colliers International have undertaken a due diligence building survey, which can be made available on request.

### SERVICES

We understand all mains services are available to the property, however interested parties are to make their own enquiries and satisfy themselves before entering a contract to purchase.

### PROPOSALS

We are seeking comprehensive bid proposals by a date to be confirmed separately.

Written offers are being sought to include at least;

- Precise and full purchaser details.
- Full design proposals including layout and accommodation schedule.
- Offer price and payment profile.
- Conditions if any and timescales of proposal.
- Full financial details confirming method of funding the purchase.
- Solicitor details.



## CONTACT

Viewing strictly by appointment with the sole agent Colliers International:

### Mike Brassington

T 0161 831 3317  
M 07825 032635  
E [mike.brassington@colliers.com](mailto:mike.brassington@colliers.com)

### James Strong

T 0161 831 3325  
M 07484 306821  
E [james.strong@colliers.com](mailto:james.strong@colliers.com)



**0161 831 3300**  
[www.colliers.com/uk](http://www.colliers.com/uk)

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