

FOR SALE/TO LET

75 Trafford Wharf Rd, Trafford Park, Stretford, Manchester M17 1ES



48,513 SQ FT (4,507 SQ M) OF OFFICE SPACE

ON A 1.75 ACRE SELF-CONTAINED SITE WITH
RE-DEVELOPMENT POTENTIAL

DESCRIPTION



75 Trafford Wharf Rd provides a unique and high quality, self-contained opportunity. Available for sale or to lease, the site comprises of two self contained buildings totalling 48,513 sq ft.

The main building provides 43,280 sq ft of modern office space arranged over 4 floors. In addition, the site also comes with an ancillary building, 9 Waterside, which incorporates 4,506 sq ft of office, storage and warehousing space

The property provides ample car parking for approximately 174 vehicles across the basement and private external car park. This includes staff and visitor parking and a total car parking ratio for the site of 1:250 sq ft.

SPECIFICATION



SELF
CONTAINED



DEDICATED
RECEPTION



CANTEEN/ KITCHEN
BREAK OUT



MEETING
ROOMS



FULL ACCESS
RAISED FLOORS



AIR
CONDITIONING



FULL HEIGHT
GLAZING



174 CAR
SPACES



ANCILLARY STORAGE
SPACE WITH ROLLER
SHUTTER



EV
CHARGING



BASEMENT
SHOWERS



CYCLE
RACKS



EFFICIENT
FLOORPLATES



FLAT PANEL
LED LIGHTING



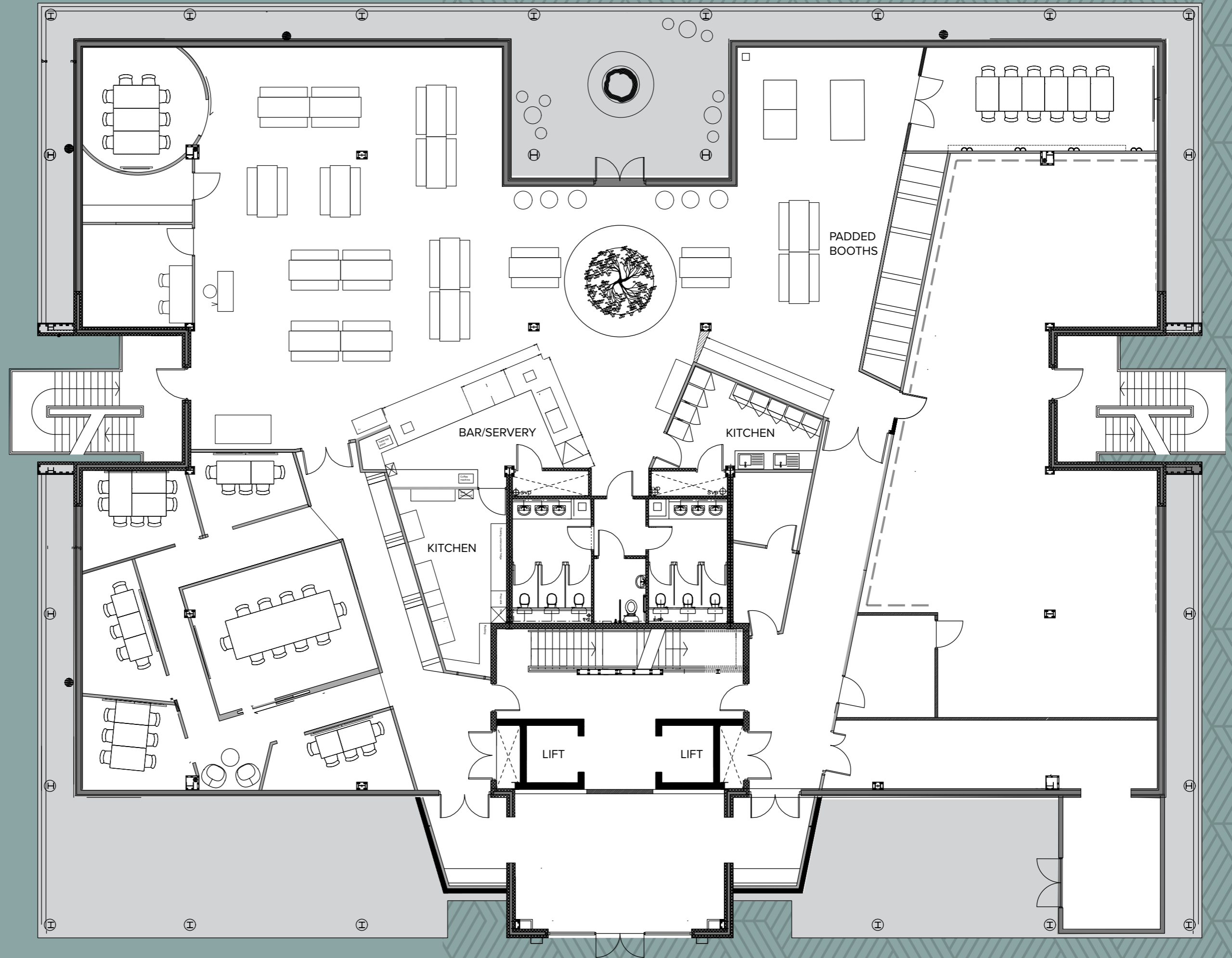
ACCOMMODATION

BUILDING	FLOOR	USE	SQ M	SQ FT
75 TRAFFORD WHARF ROAD	Ground	Office	850.61	9,156
	First	Office	1,089.56	11,728
	Second	Office	1,124.49	12,104
	Third	Office	956.06	10,291
9 WATERSIDE	Ground	Office / Storage	326.27	3,512
	First	Office	159.98	1,722
TOTAL NET INTERNAL AREA			4,506.97	48,513



GROUND FLOOR PLAN

9,156 SQ FT



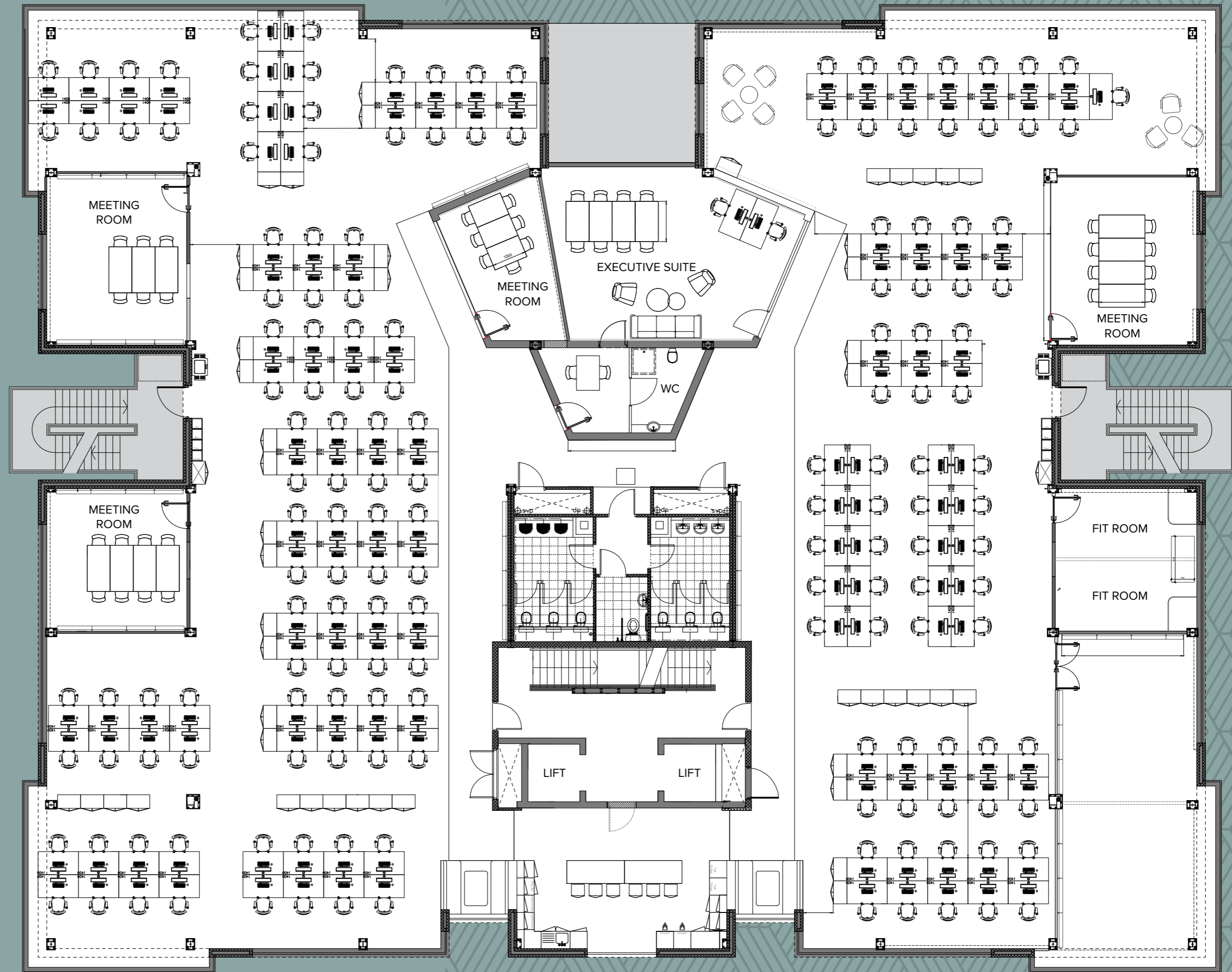
FIRST FLOOR PLAN

11,728 SQ FT



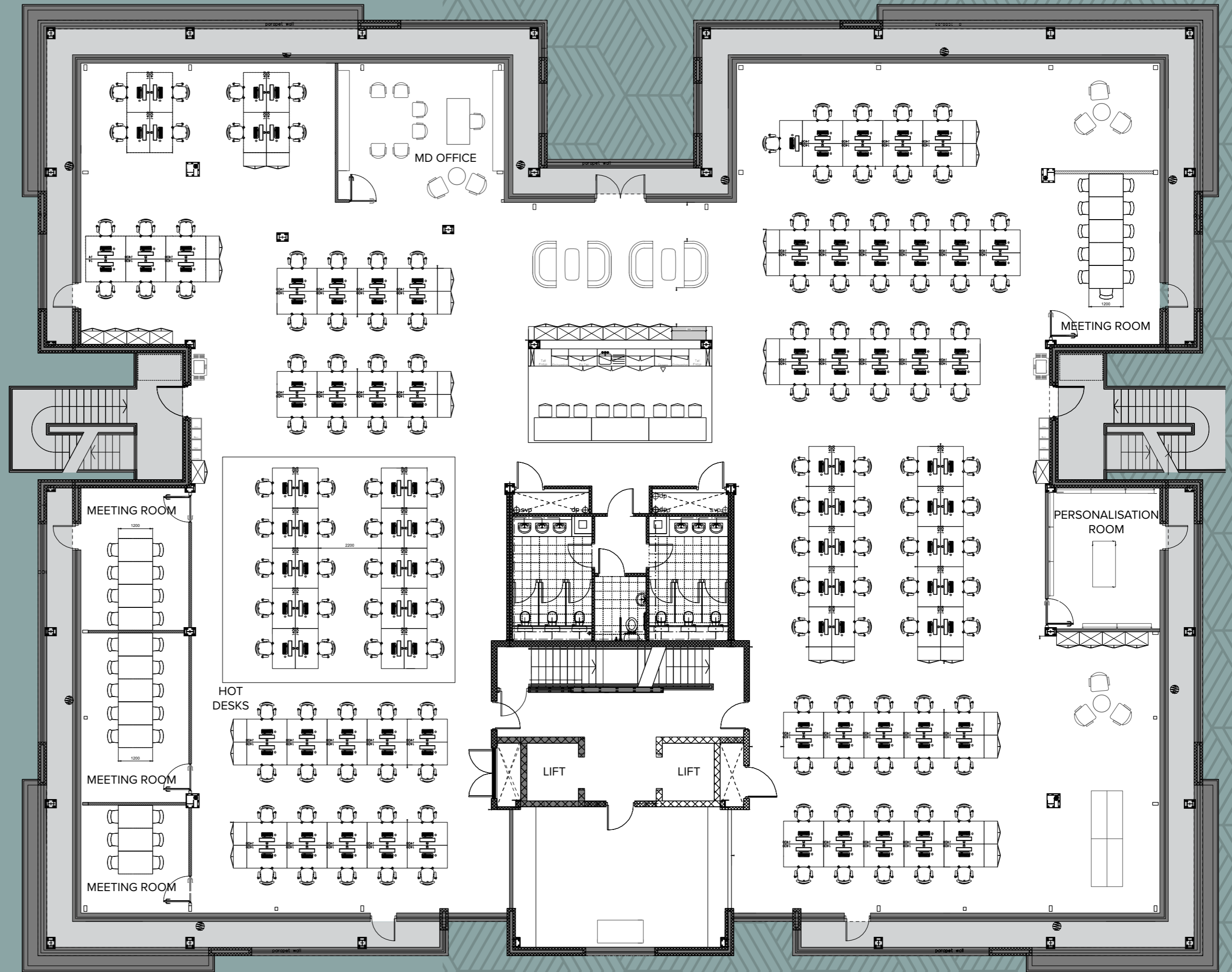
SECOND FLOOR PLAN

12,104 SQ FT

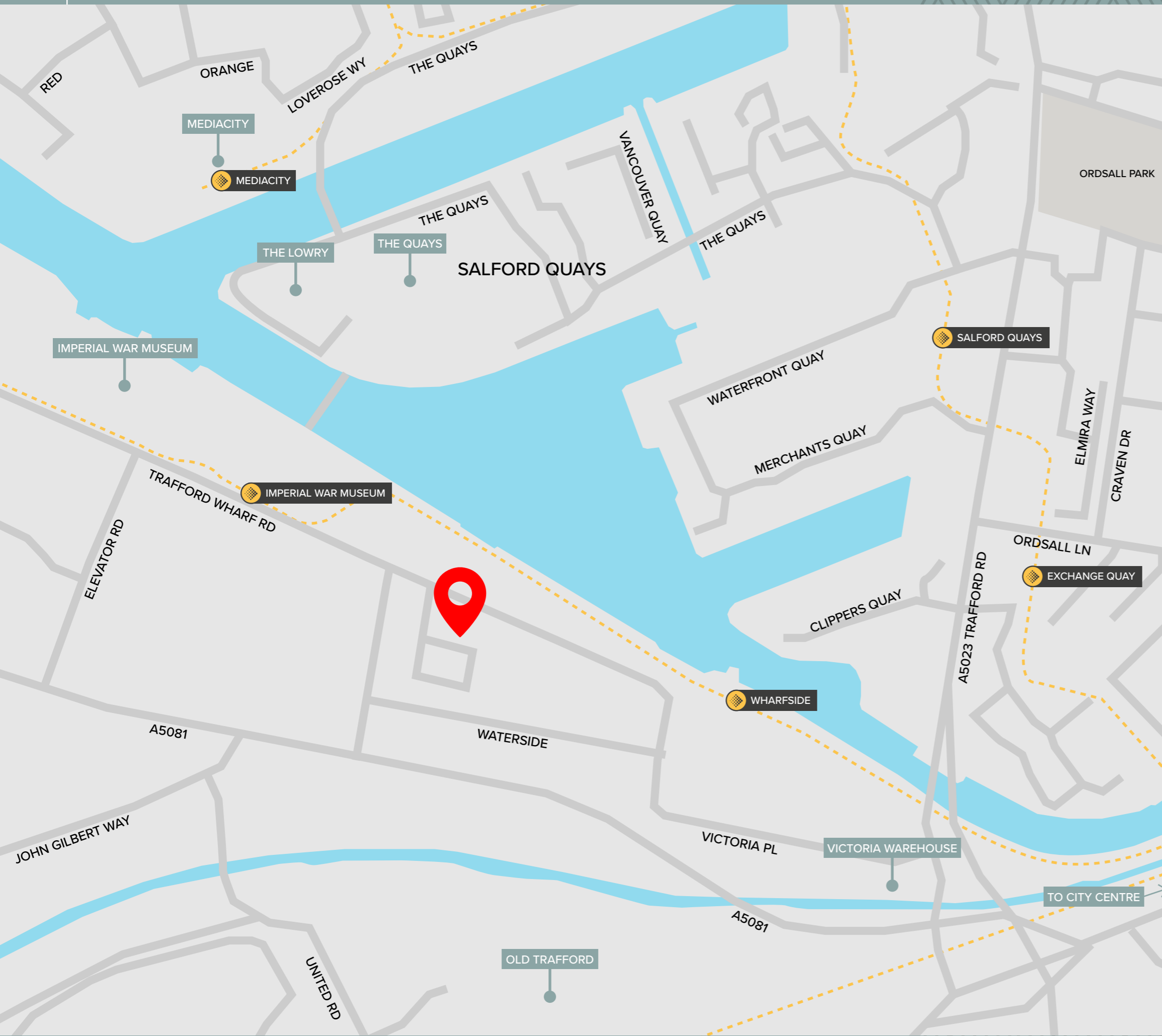


THIRD FLOOR PLAN

10,291 SQ FT



LOCATION



75 Trafford Wharf Road is located approximately 4 miles from Manchester City Centre within Trafford Park, an internationally renowned estate famous for its industry and manufacturing.

Trafford Park is well located for the motorway network with Junctions 9 and 10 of the M60 Ring Road motorway servicing the Park directly and in turn providing access to the national motorway network. The M62, M66, M56 and M6 motorway are all easily accessible via the M60. Liverpool and Manchester International Airports are within 30 miles (40 minute drive time) and 10 miles (20 minute drive time) respectively.

Just a short walk across the Millennium bridge link, is The Lowry Designer Outlet, home to bars, restaurants, leisure attractions, fashion brands and independents. In addition there are further amenities around Salford Quays on the waterfront, including Media City UK, which is now home to a variety of high-profile media corporations. The area benefits from ample amenities including hotels and F&B, including the likes of The Botanist, The Dockyard and Prezzo.

The property is also just 2.5 miles from the Intu Shopping Centre which is a hugely successful out of town shopping centre.

In addition, just a few minutes walk from the property is the Wharfside tram stop which serves the Greater Manchester area.

SITUATION



The main entrance to the subject property is situated off Trafford Wharf Road via a steel gated access road which runs behind the front office building leading to the rear car parking area.

There is an additional entrance to the site off Waterside, however this is currently gated off.

The property is situated in the eastern corner of Trafford Park approximately 3 miles south west of Manchester City Centre. Surrounding uses comprise predominantly industrial and office with immediate surrounding occupiers including Telecity Group UK and Kratos Analytical. Old Trafford Football Stadium, the Imperial War Museum and a Premier Inn hotel are all also situated within close proximity.



MASTERPLAN

75 Trafford Park, Wharfside sits within the Trafford Wharfside Development Framework which has been a long-standing regeneration priority for Trafford Council. Its strategic location across the Manchester Ship Canal Salford provides an opportunity that can act as a catalyst for the regeneration of the Trafford Park area.

The area benefits from a range of unique opportunities which make it attractive and suitable for long-term redevelopment, including its strategic location in the north of the Borough, with great accessibility to Manchester City Centre, Salford Quays, Manchester Airport and from the residential suburbs of the wider Trafford area.



VISION

Trafford Wharfside occupies a unique location. Flanked by the Manchester Ship Canal and the Bridgewater Canal, home to international visitor destinations at Manchester United Football Club, the Imperial War Museum North, and the O2 event space at Victoria Warehouse, and all in the heart of the first planned industrial estate in the world. Trafford Wharfside has huge potential to deliver significant social, environmental and economic benefits for both the Borough and the wider region. This Framework and the accompanying masterplan can help realise that potential by setting a vision and a series of objectives which all new development proposal should respect.

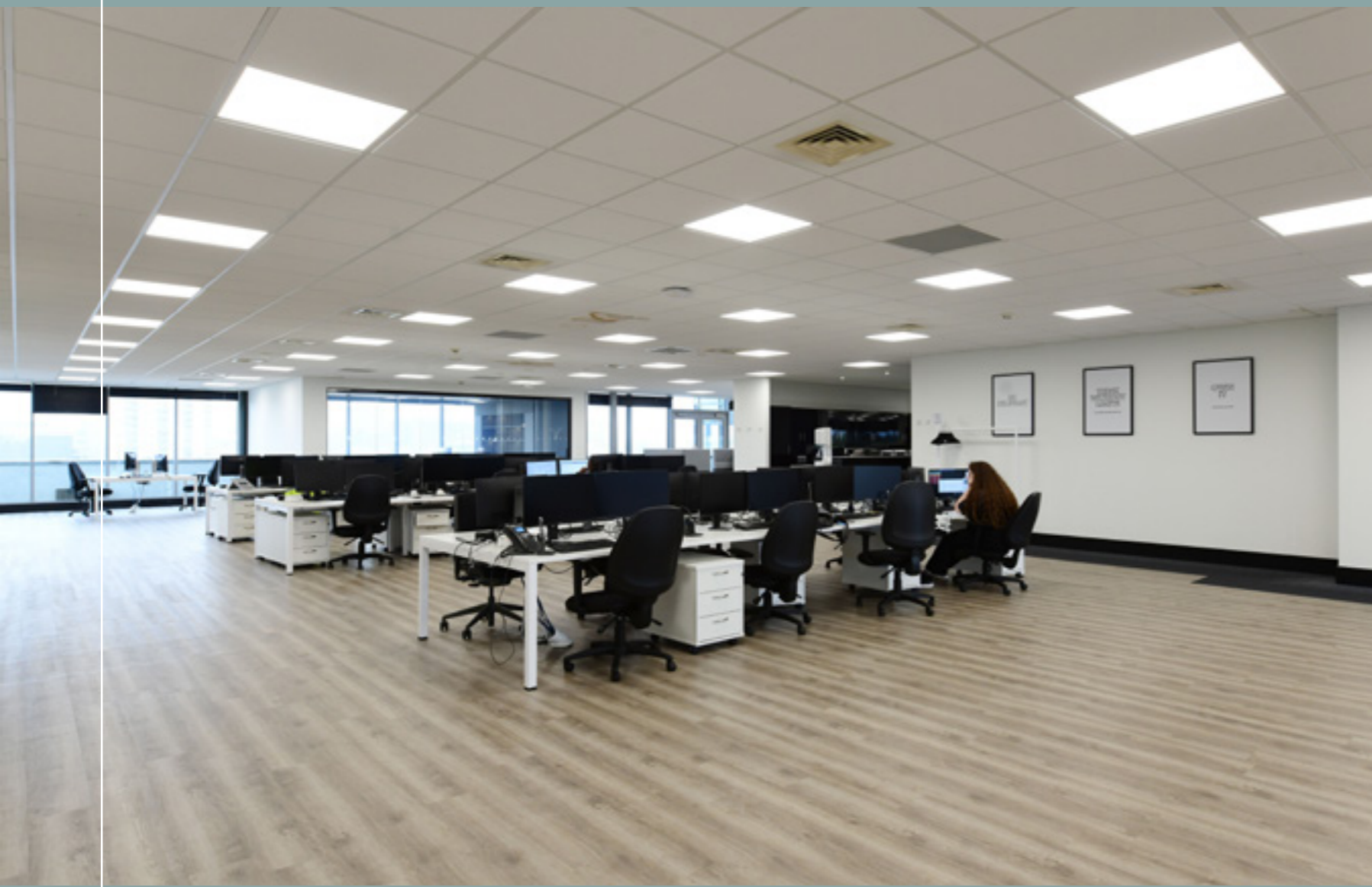
THE COUNCIL'S VISION FOR WHARFSIDE IS:

“The creation of a new, inclusive, diverse, resilient and vibrant mixed-use neighbourhood that maximises opportunities in the area. Wharfside will have its own distinctive identity, building on its unique attractions and enhancing its heritage assets, providing a unique and attractive destination for the wider community, residents, businesses and visitors alike. Landscape-led, high quality sustainable design, provision of green infrastructure and the promotion of green active travel routes will be at the heart of the area's transformation. New opportunities for work, leisure and play will be created in a high-quality and accessible setting, improving health and wellbeing whilst creating a major mixed-use area of regional and international significance.”

Further information can be found at:
www.trafforddesigncode.uk/wharfside/masterplan



GALLERY



FURTHER INFORMATION



EPC

The EPC rating is C. A full certificate can be provided upon request.

TENURE

Freehold.

VAT

The property is VAT registered.

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, identification and confirmation of the source of funding will be required from the successful purchaser.

PROPOSAL

We are seeking offers for our clients freehold interest. Alternatively a letting of the whole building will be considered.

PRICE / RENT

Upon application.

CONTACT



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Designed by:

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