

# VOLTAGE PARK

## TRAFFORD

J8 M60

A Development of 5 New  
Industrial & Warehouse Units

**Phase 1** 62,487 sq ft – 283,964 sq ft

Manchester Road • Trafford • M31 4BR

- High quality industrial /warehouse units in a fully landscaped environment
- Up to 15m clear internal height
- 5-10% high quality offices
- Dock level and level access loading
- Secure yards
- Established industrial location
- Close to junction 8 of the M60
- Main Road frontage
- Rare South Manchester location close to Altrincham, Hale and southern suburbs

# 70 ACRE DEVELOPMENT WITH ROADSIDE FRONTAGE

COMMON LANE

MANCHESTER ROAD

# ACCOMMODATION & SPECIFICATION



## Approximate GIA Floor Area

V1	sq ft	sq m
Warehouse	99,725	9,265
Offices (1st Floor)	6,350	590
Total	106,075	9,855



CLEAR HEIGHT  
OF 12M



9 DOCK & 2 LEVEL  
LOADING DOOR  
ACCESS



38M SERVICE  
YARD AREA



99 CAR PARKING  
SPACES

V2	sq ft	sq m
Warehouse	55,902	5,286
Offices (1st Floor)	5,585	519
Total	62,487	5,805



CLEAR HEIGHT  
OF 12M



5 DOCK & 2 LEVEL  
LOADING DOOR  
ACCESS



40M SERVICE  
YARD AREA



58 CAR PARKING  
SPACES

V3	sq ft	sq m
Warehouse	70,241	6,526
Offices (1st Floor)	5,595	520
Total	75,836	7,046



CLEAR HEIGHT  
OF 12M



7 DOCK & 2 LEVEL  
LOADING DOOR  
ACCESS



44M SERVICE  
YARD AREA



69 CAR PARKING  
SPACES

V4	sq ft	sq m
Warehouse	128,903	11,975
Offices (1st Floor & 2nd Floor)	11,250	1,045
Total	140,153	13,020



CLEAR HEIGHT  
OF 12M



13 DOCK & 2 LEVEL  
LOADING DOOR  
ACCESS



50M SERVICE  
YARD AREA



130 CAR PARKING  
SPACES

V5	sq ft	sq m
Warehouse	269,089	24,999
Offices (1st Floor & 2nd Floor)	14,875	1,382
Total	283,964	26,381



CLEAR HEIGHT  
OF 12M



26 DOCK & 1 LEVEL  
LOADING DOOR  
ACCESS

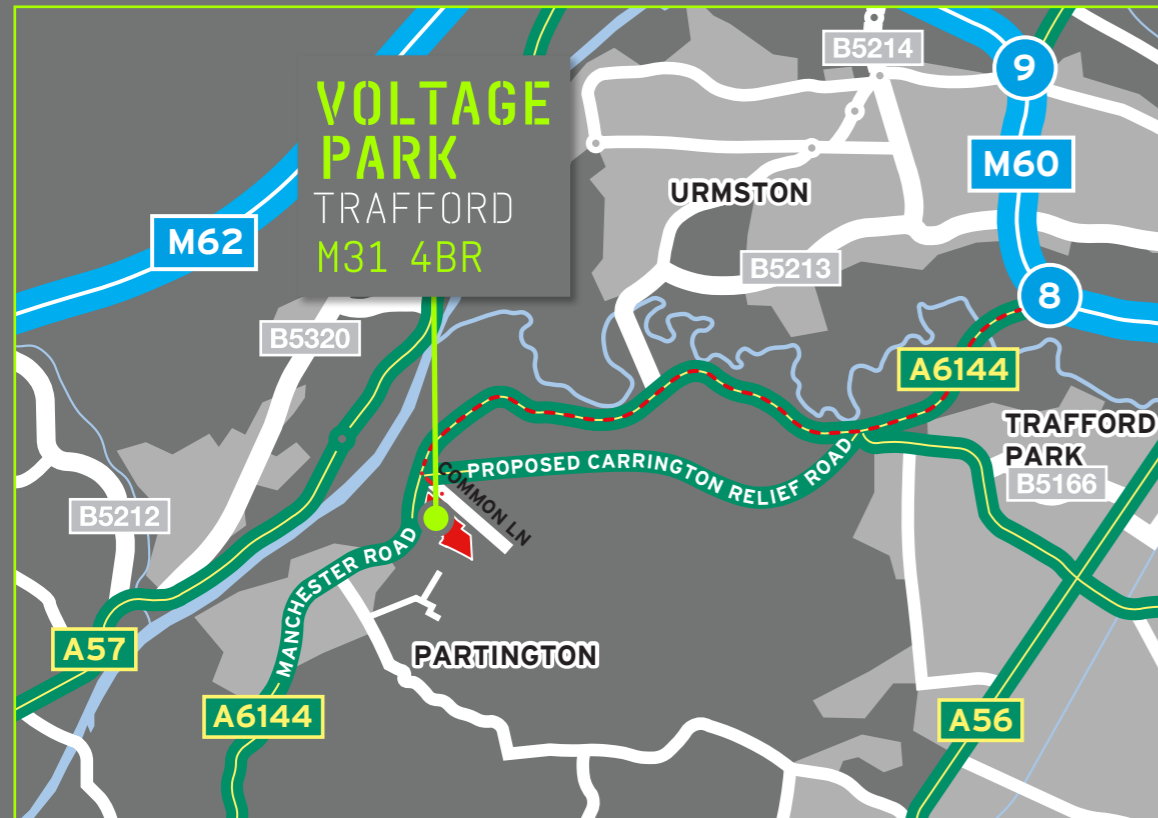


50M SERVICE  
YARD AREA



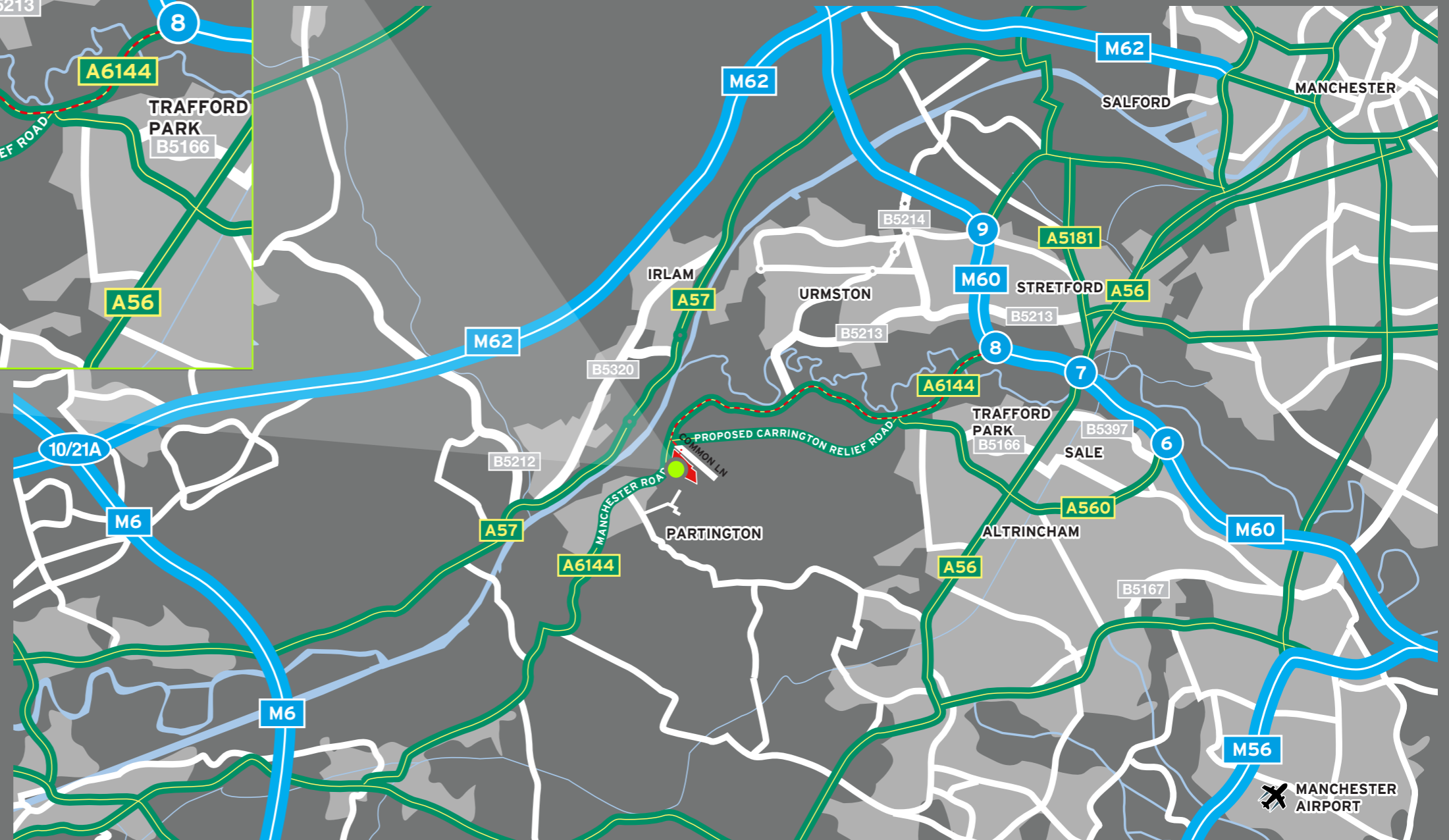
240 CAR PARKING  
SPACES

# LOCATION



## Communications

Location	Distance	Location	Distance
M60 J8	5.7 Miles	Manchester Airport	11.5 Miles
Trafford Park	6.9 Miles	M6/M56	28.0 Miles
M6/M62	9.1 Miles	Liverpool	28.3 Miles
Manchester City Centre	9.5 Miles		





## All Enquiries

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