

# TRAFFORD 15Q

ASHBURTON POINT  
TRAFFORD PARK  
MANCHESTER  
 **M17 1SN**



## TO LET

DESIGN & BUILD  
INDUSTRIAL / WAREHOUSE OPPORTUNITY  
**UP TO 148,240 SQ FT (13,772 SQ M)**  
ON 6.83 ACRE SITE

**Large Power Supply - 1 MVA**



Quick access  
to Junction 9  
and Junction 10  
of the M60



400m from  
new metrolink,  
opening 2020



Good circulation,  
and parking  
provision



Secure  
site



# TRAFFORD 150

## TRAFFORD 150 AT ASHBURTON POINT IS A NEW 148,240 SQ FT INDUSTRIAL / WAREHOUSE DEVELOPMENT SITUATED IN THE HEART OF TRAFFORD PARK.

Ashburton Point is located on Wheel Forge Way, off Ashburton Road West, less than four miles from Manchester city centre. Strategically located close to Junction 9 & 10 of the M60 and Junction 2 of the M602, the development sits adjacent to Bowers Exhibition Centre.

### BE IN GOOD COMPANY



# DISTANCES & TRAVEL TIMES

	Miles	Time
J9 M60	1	4 mins
J10 M60	1.5	5 mins
J2 M606	2	5 mins
Manchester International Freight Terminal	2	7 mins
Manchester City Centre	4	14 mins
Manchester Airport	10	14 mins
M6/M62 Intersection	12.5	18 mins
M6/M56 Intersection	17	30 mins
Port of Liverpool	38	50 mins
Leeds	49	57 mins
Birmingham	87	1 hr 38 mins
London	210	3 hrs 54 mins
Edinburgh	216	3 hrs 55 mins

## FANTASTIC TRANSPORT CONNECTIONS



Home to the **LARGEST INLAND FREIGHT TERMINAL** in the North West



**OVER 120,000** registered businesses located **within a 30 MINUTE** drive time

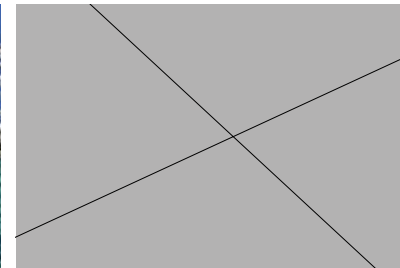


**9 MILLION SQ M** of Business Space



### METROLINK - COMPLETION 2020

The site's accessibility will be enhanced with the delivery of the Trafford Park Metrolink, which will be constructed along Village Way. Parkway will be the closest Metrolink station (1/2 mile), with linkages to the Trafford Centre, Manchester City Centre and the 93 stop network.





**WITHIN A 60MIN DRIVE TIME OF TRAFFORD 150:**

Total population of **7.6 MILLION** people



**3.78 MILLION** people economically active



**UNEMPLOYMENT RATE 2.7%** (GB 2.4%)

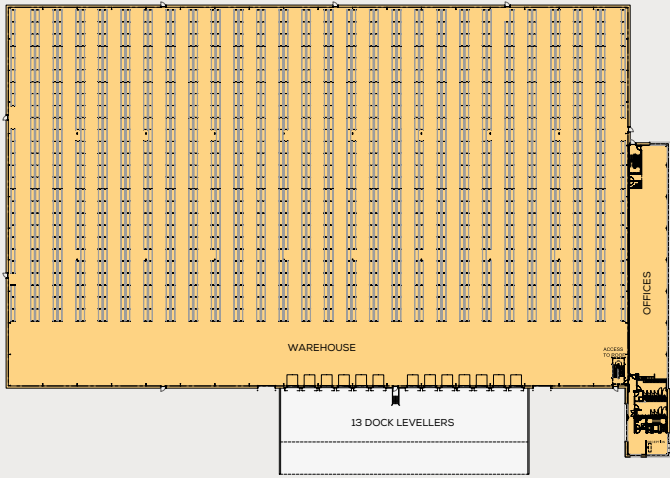
Average wages

**27% LOWER**

than London

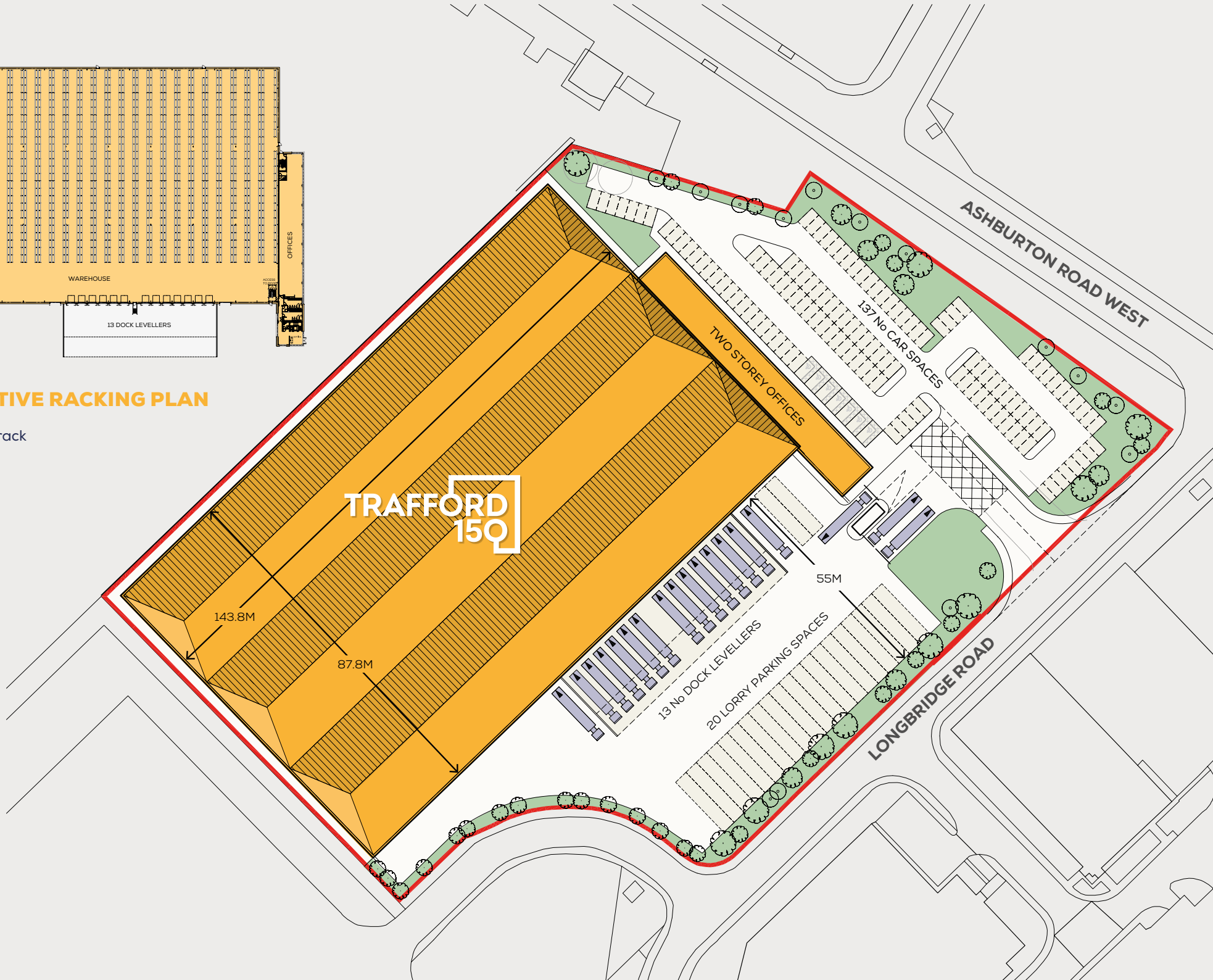


**4 UNIVERSITIES** within the local catchment area



### ILLUSTRATIVE RACKING PLAN

- 22 pallets per rack
- 1,404 racks
- 30,404 pallets



# INDICATIVE SPECIFICATION



15m clear internal height



13 dock level loading doors



2 level access loading doors



50kN / sq m floor loading



High quality, fully fitted 2 storey offices



55m deep service yard with trailer parking



137 car parking spaces



Low maintenance, landscaped environment



Self contained, secure site



Large power supply - 1 MVA

# ACCOMMODATION

WAREHOUSE	135,040 sq ft	12,545 sq m
FIRST FLOOR OFFICES	6,760 sq ft	628 sq m
GROUND FLOOR OFFICES	6,440 sq ft	598 sq m
TOTAL	148,240 sq ft	13,772 sq m

On a site area of 6.831 acres (2.764 ha)

## BREEAM

The development will target BREEAM Very Good but the developer is open to discussions to improve the ESG ratings of the building by agreement with prospective tenants.

## EPC

An energy performance certificate is available on request. Targeting an "A" rating.

## TERMS

Available To Let on a new FRI lease on terms to be agreed.



Similar/Illustrative Graftongate scheme.

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## CONTACT

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