

TO LET AND READY FOR OCCUPATION
BEST IN CLASS REFURBISHED INDUSTRIAL / URBAN LOGISTICS UNITS



PRIME, ESG-LED UPGRADED SCHEME

G RTE

GUINNESS ROAD TRADING ESTATE

UNITS FROM 6,000 – 30,000 SQ FT

TRAFFORD PARK M17 1SB

DESCRIPTION

The estate provides a well presented multi-let industrial complex with 22 units offering a range of sizes. The units are available for immediate occupation, individually or combined, and are comprehensively refurbished to an excellent standard.



FULLY
REFURBISHED



ROLLER
SHUTTER ACCESS



CLEAR INTERNAL
HEIGHT: 6M+



FITTED OFFICES,
KITCHENS AND WCS



100 - 160KVA
POWER SUPPLIES



DESIGNATED SERVICE
YARDS & CAR PARKING



**GUINNESS ROAD TRADING ESTATE:
BEST IN CLASS SUSTAINABLE
INDUSTRIAL / URBAN LOGISTICS
UNITS, DESIGNED TO REDUCE
ENERGY USE AND CARBON IMPACT**



SUSTAINABILITY
FEATURES



EPC
RATING A



ROOF MOUNTED
SOLAR PANELS



LED
LIGHTING



ELECTRIC VEHICLE
CHARGING POINTS

THE SITE

GXO Europcar

SUNBELT
RENTALS

DHL

MAN

Lindab
For a better climate

Sainsbury's

KERRY
LOGISTICS

DHL

essity

GATEHOUSE: ON-SITE SECURITY 7PM - 6AM

GUINNESS ROAD

UNIT 14

7,611 SQ FT

100KVA

UNIT 11

21,162 SQ FT

160KVA

KESTREL ROAD

TURNING CIRCLE

24.5M

YARD TO BE SECURED

TRAFFORD PARK

TRAFFORD PARK: THE NORTH WEST'S PRIME INDUSTRIAL & LOGISTICS LOCATION

YOU'RE IN GOOD COMPANY



FANTASTIC TRANSPORT CONNECTIONS



HOME TO THE LARGEST INLAND FREIGHT TERMINAL IN THE NORTH WEST

120K BUSINESSES LOCATED WITHIN 30 MIN DRIVE TIME



9 MILLION SQ M OF BUSINESS SPACE



WITHIN A 60 MINUTE DRIVE TIME OF GRTE:

TOTAL POPULATION OF 7.6 MILLION PEOPLE



3.78 MILLION PEOPLE ECONOMICALLY ACTIVE



4 UNIVERSITIES WITHIN THE LOCAL CATCHMENT AREA

AVERAGE WAGES



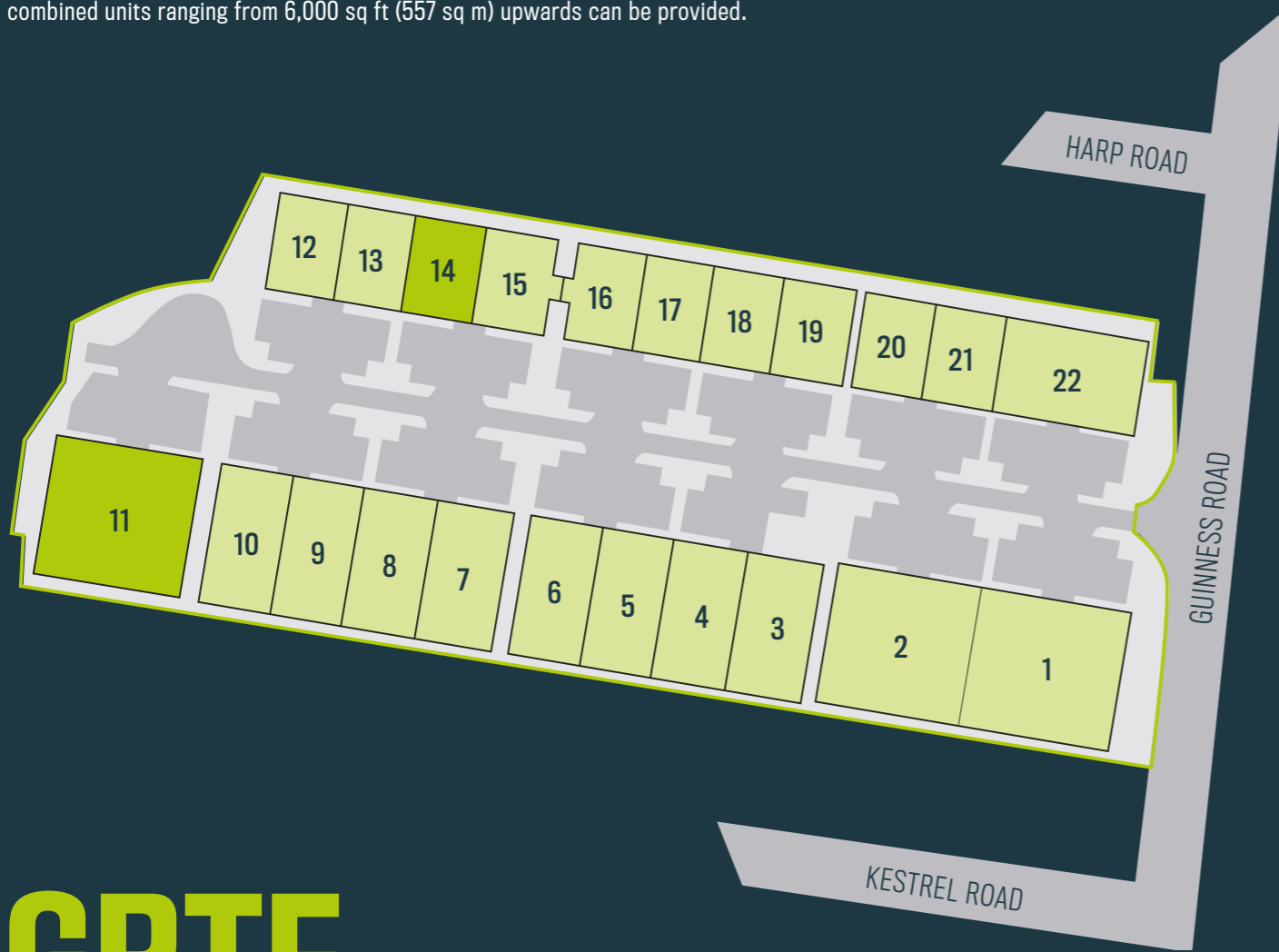
THAN LONDON



UNEMPLOYMENT RATE 2.7% (GB 2.4%)

ACCOMMODATION

The estate provides units situated on either side of a common access road, where individual or combined units ranging from 6,000 sq ft (557 sq m) upwards can be provided.



TWO UNITS REMAINING

11 21,162 SQ FT **14** 7,611 SQ FT

CURRENT AVAILABILITY

UNIT		SQ FT	SQ M
11	WAREHOUSE	18,737 sq ft	1,740.7 sq m
	GROUND FLOOR OFFICE / AMENITY	1,265 sq ft	117.5 sq m
	FIRST FLOOR OFFICE	1,160 sq ft	107.8 sq m
	TOTAL	21,162 sq ft	1,966 sq m
14	WAREHOUSE	5,707 sq ft	530.22 sq m
	GROUND FLOOR OFFICE / AMENITY	952 sq ft	88.48 sq m
	FIRST FLOOR OFFICE	952 sq ft	88.48 sq m
	TOTAL	7,611 sq ft	707.18 sq m

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UNIT 11



UNIT 14



FURTHER INFORMATION

TERMS

The units are available by way of new flexible Full Repairing and Insuring leases on terms to be agreed.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.

SECURITY

The estate benefits from on-site security between the hours of 7pm and 6am 365 days a year. Access can be gained out of hours via a keypad system.

EPC

EPC rating: A

FURTHER INFORMATION

For further information please contact Williams Sillitoe or JLL;

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Asset Managed by

