

**TO LET**

**MODERN INDUSTRIAL/WAREHOUSE UNITS**

**7,651 & 20,324 SQ FT**



**GUINNESS ROAD  
TRADING ESTATE**

TRAFFORD PARK

**REFURBISHMENT  
UNDERWAY**



- ON-SITE SECURITY (7PM - 6AM)
- EPC IMPROVED TO 'A' RATING  
BY IMPLEMENTING  
SUSTAINABLE FEATURES





**GUINNESS ROAD  
TRADING ESTATE**  
TRAFFORD PARK

**At Guinness Road we are committed to proving best in class sustainable spaces for occupiers which incorporate energy saving features, lower carbon output and renewable and eco-friendly materials.**



## **MODERN REFURBISHED INDUSTRIAL/WAREHOUSE UNITS FROM 6,000 TO 30,000 SQ FT**

### **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
- EPC Rating A
- Roof mounted solar panels
- Steel portal frame construction
- Brick/profile metal cladding external elevation
- Roller shutter door access to each unit
- Eaves heights from 6m upwards
- Lighting throughout
- Office accommodation and WC's available in each unit
- Three phase electricity supply
- Designated service yard and car parking
- Ability to self contain



**ELECTRIC VEHICLE  
CHARGING POINTS**



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**IN THE HEART OF TRAFFORD PARK,  
EASILY ACCESSED FROM THE MOTORWAY**



## LOCATION

The estate is situated on Guinness Road, in the heart of Trafford Park and within 1.5 miles of Junctions 9 & 10 of the M60 Orbital Motorway, which can be accessed via Parkway (A5081) and Ashburton Road West (B5214). Junction 2 of the M602 is within 1.5 miles of the estate and can be accessed via Centenary Way which is at the eastern end of Guinness Road. Manchester City Centre lies approximately 4 miles to the east of the estate and Manchester airport, 10 miles to the south.







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**GUINNESS ROAD**

**KESTREL ROAD**





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## 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.



## AVAILABILITY

UNIT 1	KBF Enterprises Ltd
UNIT 2	MW Insulation Ltd
UNIT 3	KBF Enterprises Ltd
UNIT 4	KBF Enterprises Ltd
UNIT 5	Manchester University
UNIT 6	Premium Roofing Supplies Ltd
UNIT 7	Technical Refurbishment Ltd
UNIT 8	KBF Enterprises Ltd
UNIT 9	Gottlieb Packaging Materials Ltd
UNIT 10	S.G.I. (Safety Glass Industries) Ltd
UNIT 11	<b>AVAILABLE</b> 20,324 sq ft
UNIT 12	Gottlieb Packaging Materials Ltd
UNIT 13	SGS MIS TESTING LTD
UNIT 14	<b>AVAILABLE</b> 7,651 sq ft
UNIT 15	Digraph Transport Supplies Ltd
UNIT 16/17	Worldwide Confectionary Ltd
UNIT 18	Worldwide Confectionary Ltd
UNIT 19	Bailey Instruments Ltd
UNIT 20	Kindred Fires Ltd
UNIT 21	Lintels NW Limited
UNIT 22	Perfume Click Ltd



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## 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.







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**Responsible Property Investment** ("RPI")

Hermes Real Estate defines RPI as "investment that recognises and addresses the environmental, social and economic risks and opportunities associated with the ownership and management of property assets".

See also [www.hermes.co.uk/real\\_estate/real\\_estate\\_rpi\\_challenges.htm](http://www.hermes.co.uk/real_estate/real_estate_rpi_challenges.htm)

This property has been [developed] [redeveloped] [refurbished] [NB: choose as appropriate] recognising this policy.

Hermes Real Estate encourages its Occupiers to embrace its RPI policy."

"Lease Code: Follow the [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

Hermes Real Estate is a member of the Commercial Landlords Accreditation Scheme and has pledged to follow the Code for Leasing Business Premises in England and Wales 2007



**FURTHER INFORMATION**

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