

TO LET

A MARKET LEADING SPACE IN TRAFFORD PARK

# Centrepoint.

MANCHESTER M17 1AE



**Modern Industrial Unit** comprehensively refurbished

EPC A | EV charging | Solar PV panels | Full LED lighting

**Unit A**  
**10,983 sq ft**  
(1,018 sq m)



The Fragrance Shop

Manchester City Centre

Amazon

GXO

FedEx Trade Network

Blue Water Shipping UK

Screwfix

Eurocell

Greggs

Brenntag UK Limited

Knowsley SK

Motor Parts Direct

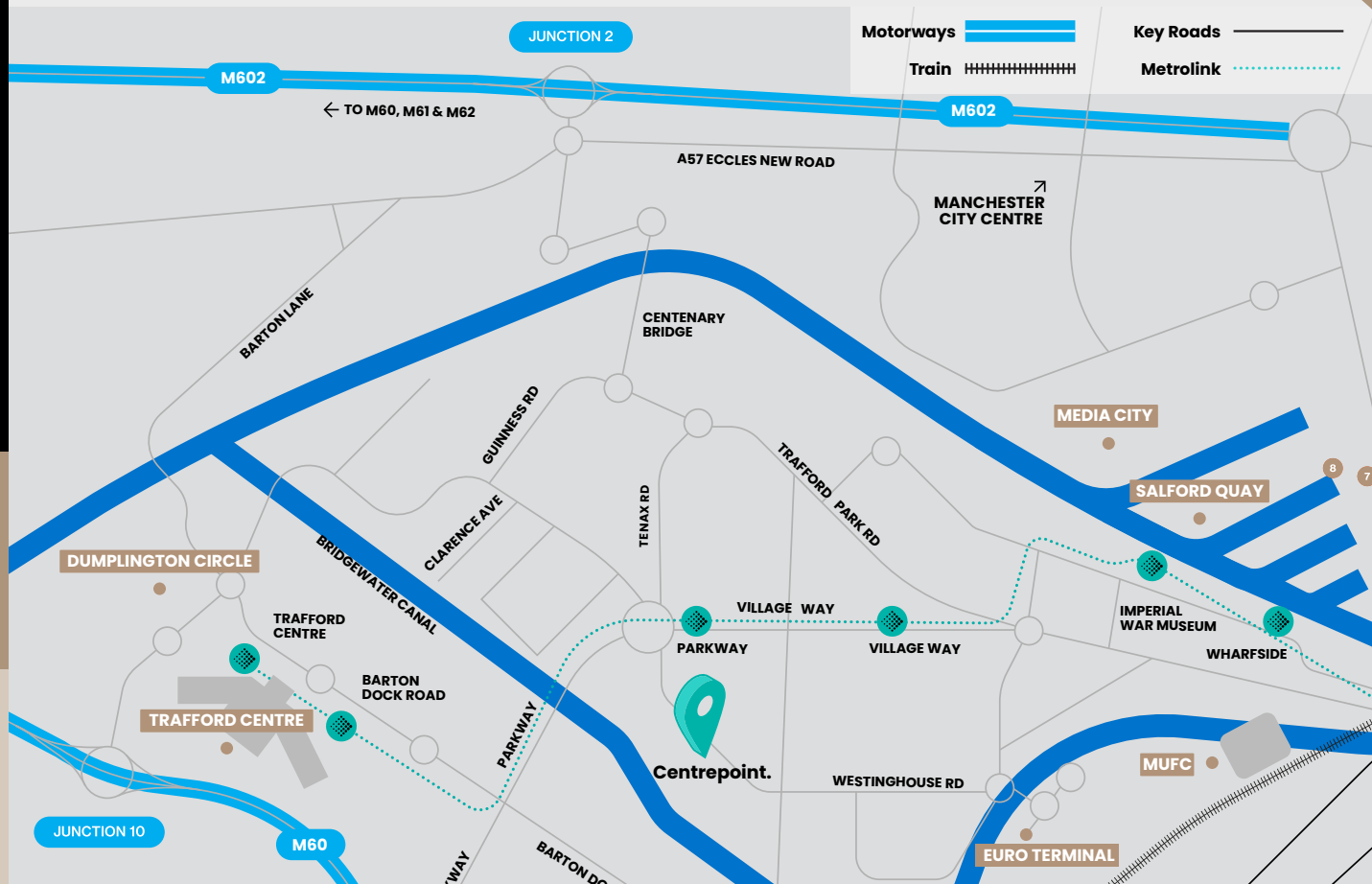
Manchester Met University

Unit A

An open door to  
opportunity

# At the heart of Trafford Park.

Centrepoint is prominently situated fronting Westinghouse Road within the prestigious Trafford Park location. The property is within 1/2 mile of junction 9 of the M60 motorway accessed via Parkway (A5081) and is approximately 4 miles west of Manchester city centre.



## Drive times

|                        |   |                        |
|------------------------|---|------------------------|
| M60 J9                 | 🚗 | 3 minutes (1 mile)     |
| M60 J10                | 🚗 | 5 minutes (2 miles)    |
| M56 J3A                | 🚗 | 10 minutes (7 miles)   |
| M62 J12                | 🚗 | 8 minutes (4 miles)    |
| Manchester City Centre |   | 10 minutes (3.5 miles) |
| Warrington             |   | 25 minutes (16 miles)  |
| Liverpool              |   | 45 minutes (32 miles)  |
| Leeds                  |   | 1 hour (48 miles)      |

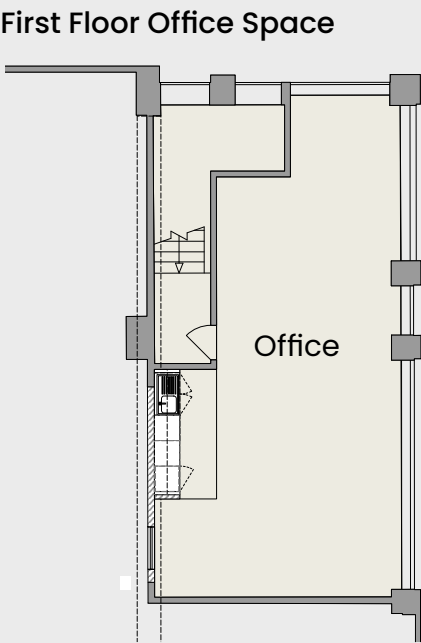
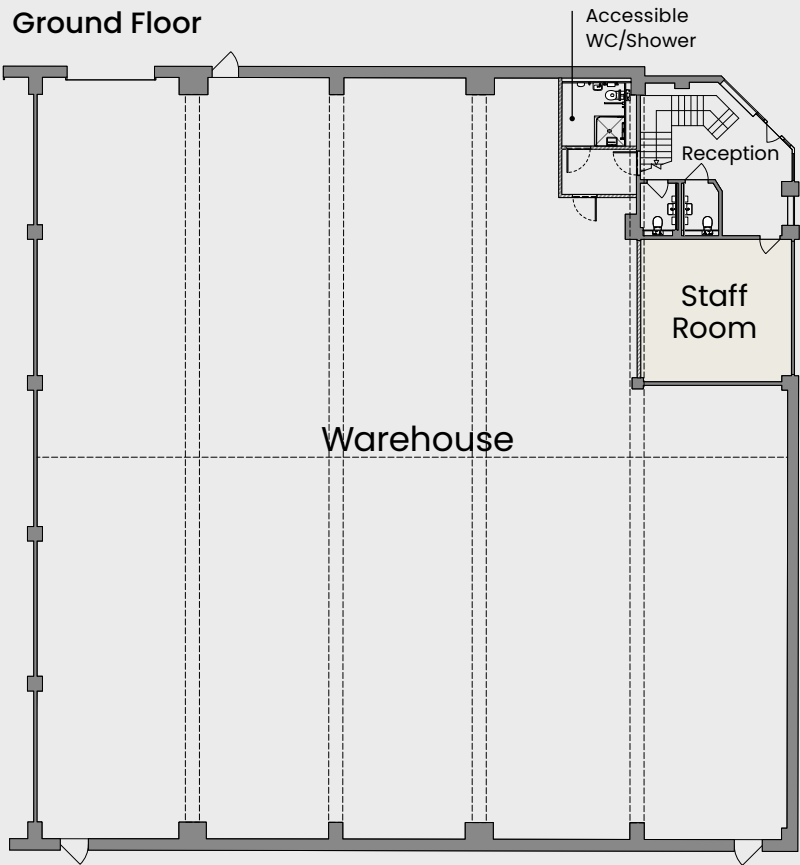
|                       |    |                        |
|-----------------------|----|------------------------|
| Manchester Piccadilly | 🚂  | 15 minutes (5 miles)   |
| Manchester Victoria   | 🚂  | 20 minutes (5.5 miles) |
| Manchester Airport    | ✈️ | 15 minutes (8.5 miles) |
| Port of Liverpool     | 🚢  | 50 minutes (38 miles)  |

# A first class working environment.

## SUPERIOR SPECIFICATION

- 8% office content with VRF heating/cooling
- 1 level access door with 25 metre turning circle
- 150KvA power supply
- Up to 7.15m eaves
- Large secured concrete yard area
- Dedicated parking for 16 cars
- Market leading ESG focused refurbishment

# Site plan.



## Unit A

|                          |        |       |
|--------------------------|--------|-------|
| Ground Floor             |        |       |
| Warehouse                | sq ft  | sq m  |
| Total                    | 10,137 | 942   |
| First Floor Office Space |        |       |
| Office                   | sq ft  | sq m  |
| Total                    | 846    | 79    |
| Total space              | 10,983 | 1,018 |

# ESG features.

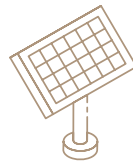
Improved environmental benefits and lower energy expenses for a more sustainable future.

## Energy Performance Certificate



**EPC A** the highest energy efficiency rating for buildings.

## Solar PV panels



Roof mounted solar PV panels to assist in generating electricity, reducing energy costs.

## Electric Vehicle Charging



Charge electric vehicles quickly and easily with our state-of-the-art charging stations.

## PV strategy



Occupiers can expect an annual saving of £5,000 based on 25p / kWh electricity unit rate (subject to all generation being used on site). This is based on the proposed 23 kWp system being installed and an annual energy generation of c.20,000 kWh.

## LED lighting



Energy efficient LED lighting used throughout the building.

## End of journey facilities



End of journey facilities with secure bicycle storage, showers and change facilities.

## 10% rooflight coverage



Triple-layered rooflights with insulation covering 10% of the roof area and providing optimum natural light and energy efficiency.

Change your  
view point.



**Additional  
yard potential.**

(subject to planning and cost)

# Centrepoint. Trafford Park, Manchester M17 1AE



## **Modern Industrial Unit** **Unit A 10,983 sq ft (1,018 sq m)**

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Viewing by prior appointment  
by the agents.



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