

P I N PROPERTY

THE FOUNDRY

MOSLEY ROAD TRAFFORD PARK

MANCHESTER M17 1HQ



TO LET 68,525 SQ FT

SPECULATIVE NEW BUILD WAREHOUSE / INDUSTRIAL UNIT

/// labs.mats.grain

DESCRIPTION

A modern, flexible commercial space designed for manufacturing, storage, or distribution, located within one of Europe's largest and most established industrial estates.

This steel-framed warehouse industrial building will offer a combination of workspace, storage, and office facilities. This unit is built to support a wide range of business uses - from light industrial workshops to large-scale logistics operations.



MOSLEY ROAD

TRAFFORD PARK ROAD

68,525 SQ FT NEW BUILD UNIT

PV PANELS

4 DOCK LEVEL LOADING DOORS

55m YARD AREA

1 LEVEL ACCESS LOADING DOOR

TWO STOREY OFFICES

45 CAR SPACES WITH 6 EV CHARGING

SECURE SITE

SPECIFICATION [TBC]

The warehouse industrial unit will be speculatively built offering the following features:



12m eaves height



4 dock level loading doors



45 car parking spaces



Secure site



275 kVA power



Two storey offices



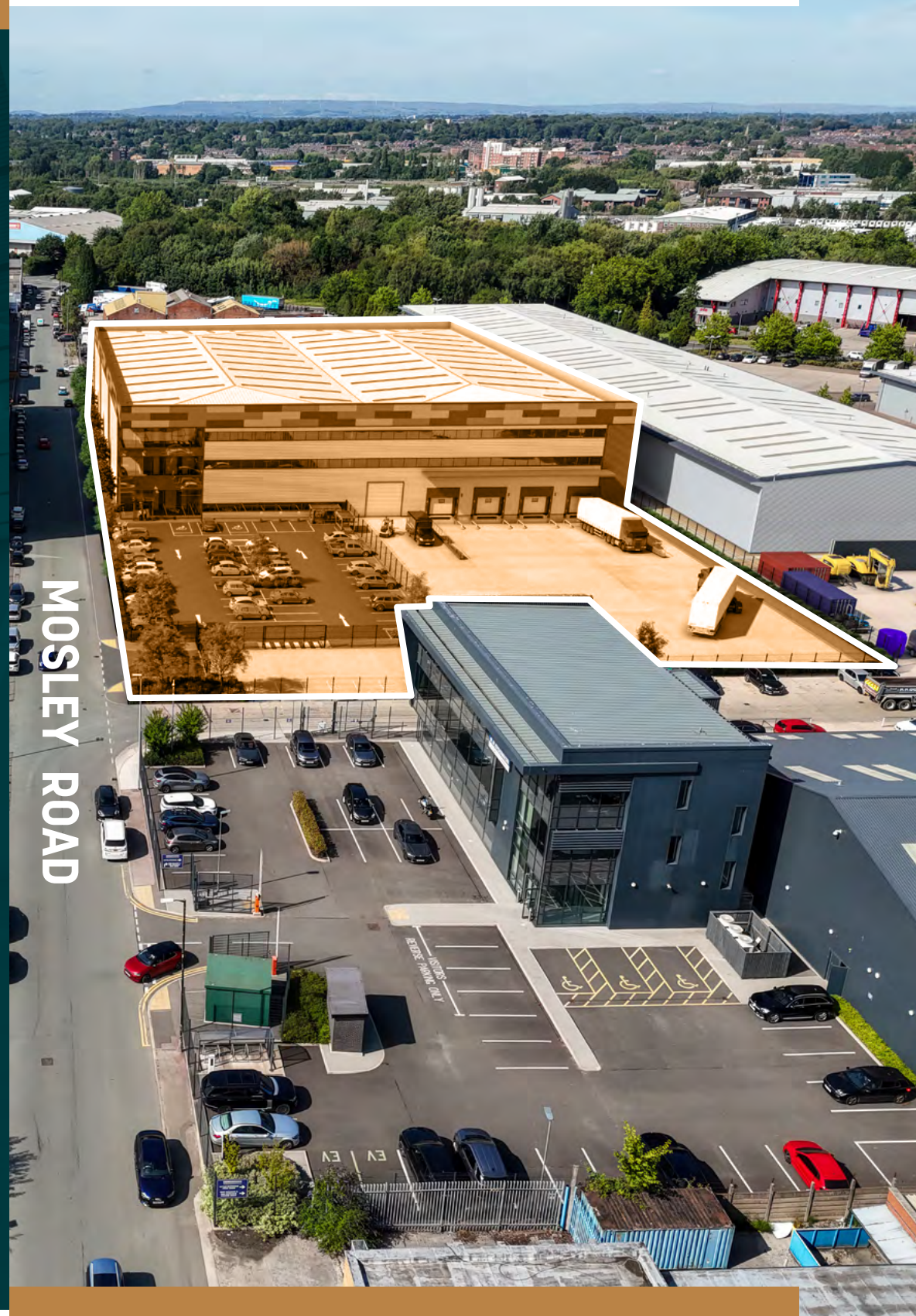
1 drive in loading door



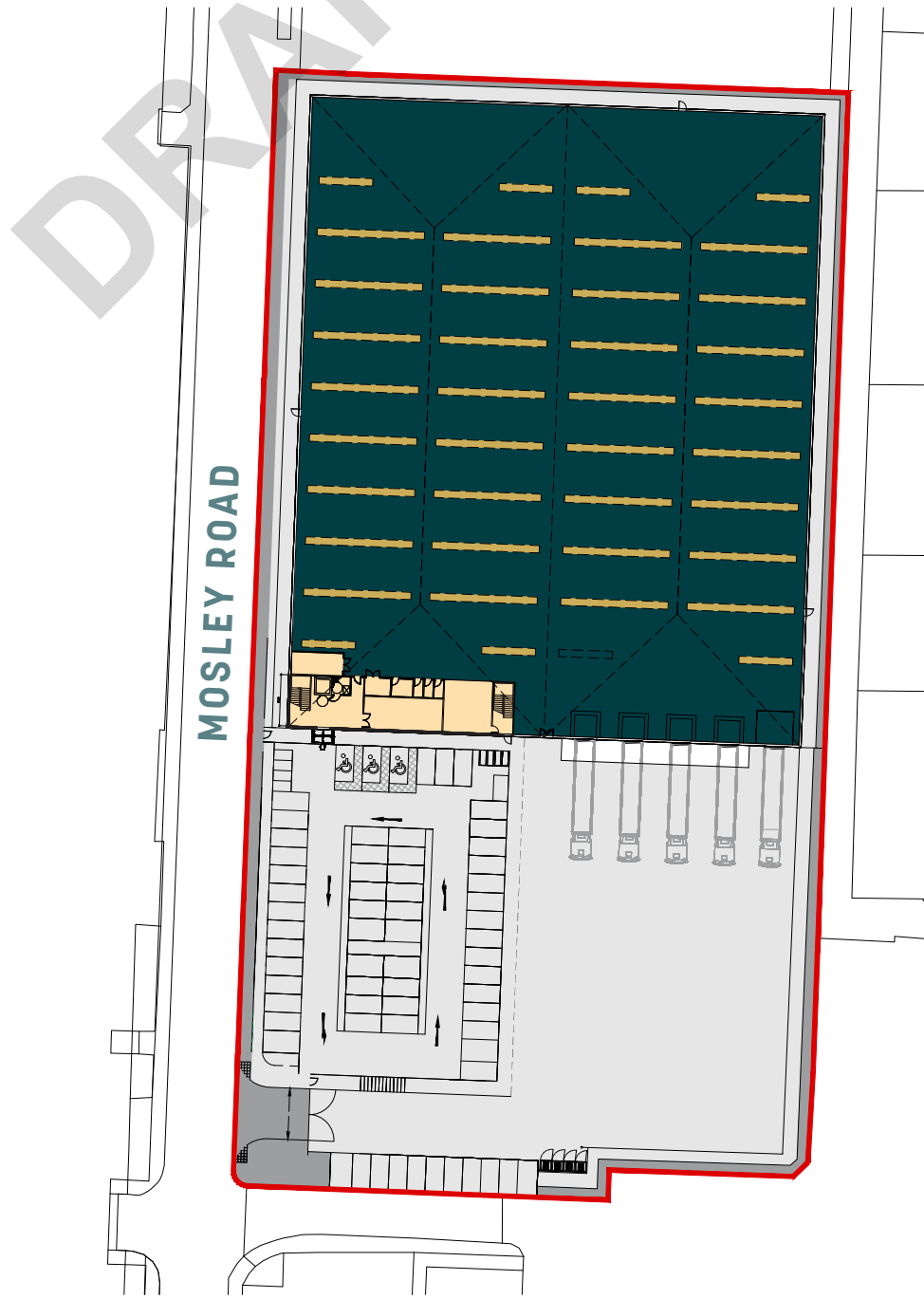
6 cycle / 2 motorcycle spaces



Smoke shelter



SITE PLAN



ACCOMMODATION

The building will offer the following Gross Internal Area (GIA):

Warehouse	5,822	62,984
First Floor Office	604	5,541
Total	6,426	68,525
Site Area (approx.)	1.17 ha	2.89 acres

CAR PARKING

There will be 65 parking spaces made up of: 45 standard parking spaces; 6 EV charging spaces; 2 disabled spaces: 1 disabled EV charging space and 11 driver spaces.



EPC

An Energy Performance Certificate will be commissioned upon practical completion of the building.

TERMS

The property is available on a new full repairing and insuring lease for a term to be agreed.

PLANNING

We understand the permitted use of the property will be within Classes B1, B2 and or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

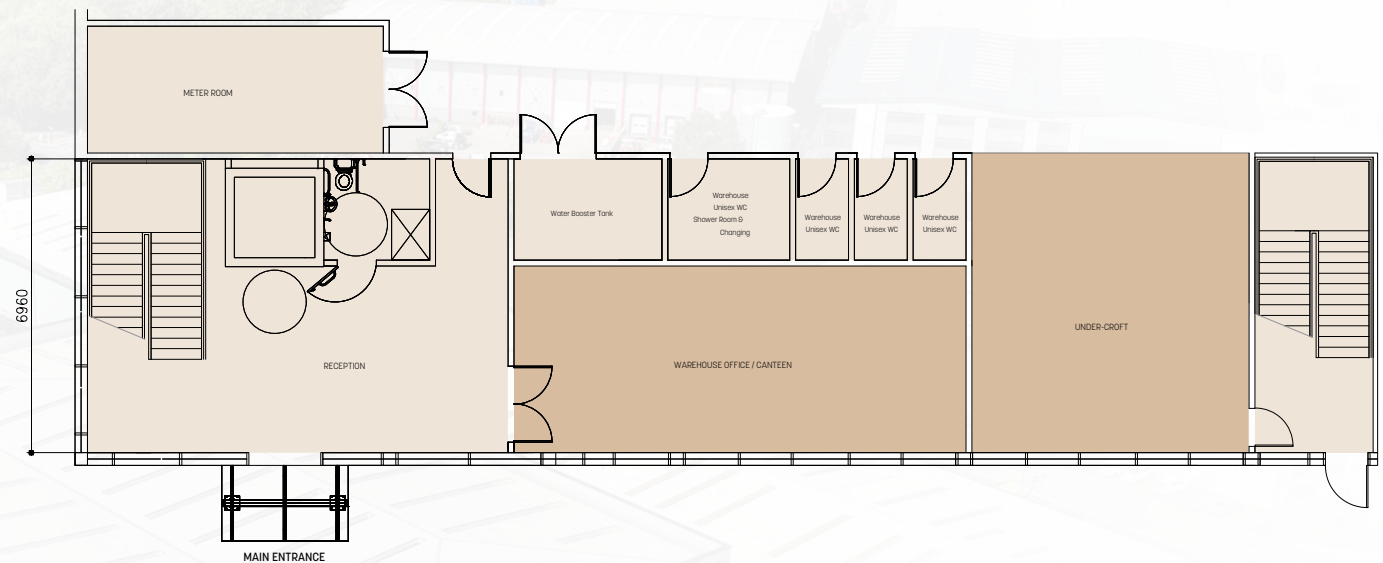
Interested parties should make their own enquiries of the Trafford Council Planning Department.



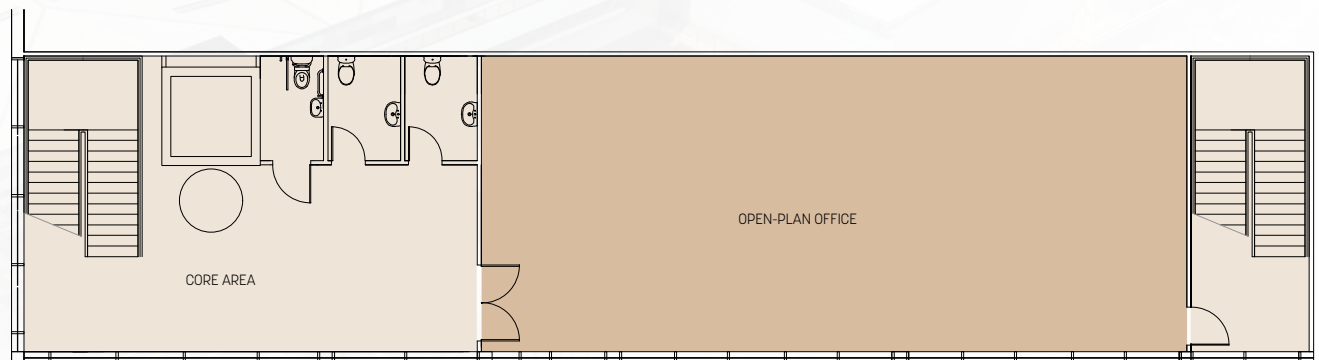
PROPOSED FRONT ELEVATION (SOUTH FACING)



PROPOSED GROUND FLOOR OFFICE ANCILLARY



PROPOSED FIRST FLOOR OFFICE & DRIVERS ANCILLARY



MANCHESTER CITY CENTRE

SALFORD

REGENT ROAD

CHESTER ROAD

M602

3

TRAFFORD ROAD

EXCHANGE QUAY

POMONA

LANGWORTHY

HARBOUR CITY

ANCHORAGE

SALFORD QUAYS

WHARF SIDE

OLD TRAFFORD

ECCLES NEW ROAD

WEASTE

BROADWAY

THE QUAYS

MEDIACITY UK

IMPERIAL WAR MUSEUM

WHARFSIDE WAY

TRAFFORD WHARF ROAD

EUROPA WAY

Trafford Park is one of the largest industrial estates in Europe and the North West's premier industrial location, boasting exceptional infrastructure and connectivity.

The estate is a substantial employment area, home to over 1,400 companies, with major occupiers including **Amazon**, **SIG**, **Adidas**, **L'Oreal**, **XPO Logistics** and **Kellogg's**.


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VILLAGE

SECOND AVENUE

MOSLEY ROAD

TRAFFORD PARK ROAD

TRAFFORD PARK

FIFTH AVENUE

CENTENARY WAY

TENAX ROAD

VILLAGE WAY

LOCATION

The property is located on Mosley Road, north of the junction with Village Way (A5081) Trafford Park, Manchester.

Trafford Park is located approximately 3 miles (5 km) to the west of Manchester City Centre. It has excellent access to the Manchester motorway network, Junction 2 of the M602 is approximately 1 mile (1.25 km) to the north.

Junctions 9 10 and 11 of the M60 Manchester Orbital Motorway are within approximately 1.85 miles (3 km) The M60 provides access to the M56 and Manchester International Airport which is approximately 10 miles (16 km).

The property is located within close proximity of two Metrolink tram stops offering excellent public transport links across Greater Manchester Parkway stop is located 800m south west and Village stop is located 900m to the south east.

Trafford Park was the first purpose built Industrial Park in the World with over 9,000,000 sq ft of business space and remains one of the largest and most successful Business Parks in Europe.





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SERVICES

We understand all mains services will be available to the property including three phase electricity, gas, mains water and drainage.

RATEABLE VALUE

The building will be assessed for Rating purposes once practically complete. We advise interested parties to make their own enquiries of the Local Rating Department.

RENTAL

Upon application.

A development by

P I N PROPERTY

MISREPRESENTATION ACT 1967

Davies Harrison & JLL for themselves and for vendors or lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. (2) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property. (3) This property is offered subject to contract and, unless otherwise stated, all rents are quoted exclusive of VAT. (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any services or facilities are in working order. (5) Unless otherwise stated, no investigations have been made regarding pollution or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. October 2026. Designed and produced by Creativeworld T: 01282 858200.



VAT

All prices are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact the joint agents:

Rick Davies

E: rick@daviesharrison.com

M: 07831 658 804

Richard Johnson

E: richard.johnson@jll.com

M: 07980 837 328

