



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



**PRIME, ESG-LED UPGRADED SCHEME**

**GRTE**

GUINNESS ROAD TRADING ESTATE

**UNITS FROM** 7,500 – 22,000 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**  
Find 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

## LOCATION

 **M60** (Junction 9 & 10) - 1.5 miles (5 mins drive)

 **M602** (Junction 2) - 1.5 miles (4 mins drive)

 **M62** - 3.5 miles (6 mins drive)

 **Manchester City Centre** - 4 miles (13 mins drive)

 **Parkway Metrolink Stop** - 20 mins walk

 **Manchester Airport** - 10 miles (15 mins drive)

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



## TRAFFORD PARK

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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



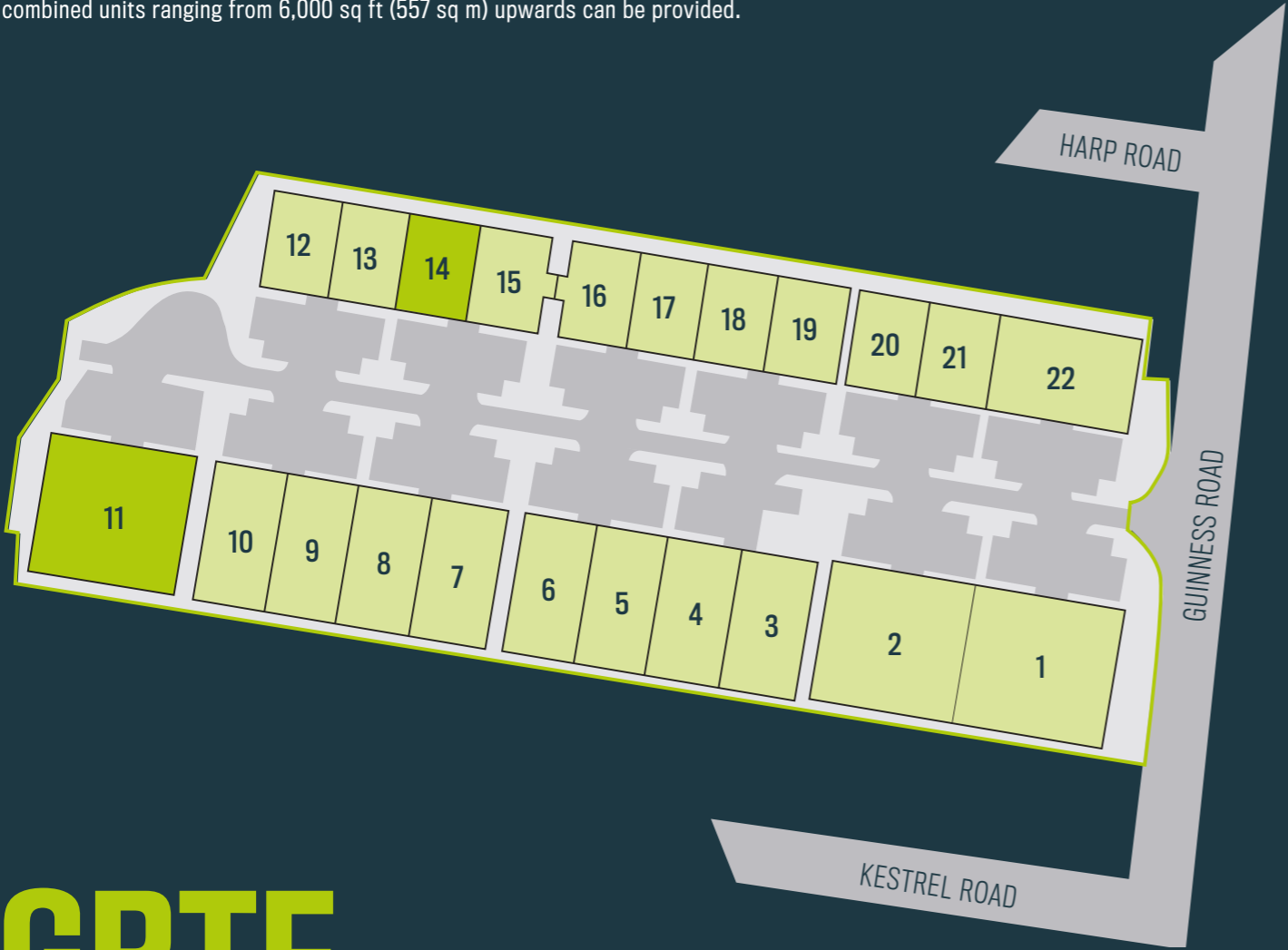
THAN LONDON



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.



**G RTE**  
GUINNESS ROAD TRADING ESTATE

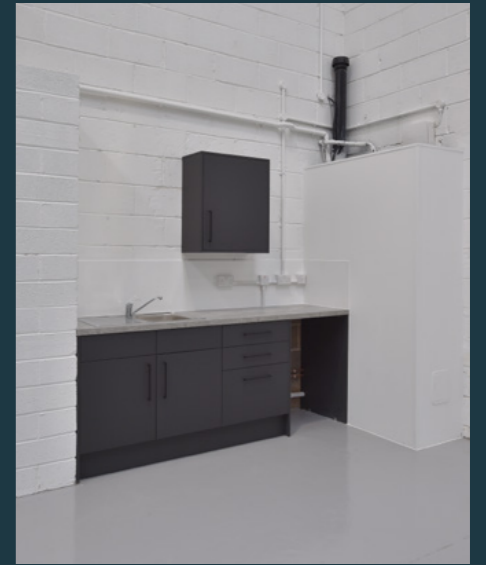
TWO UNITS REMAINING  
**11** 21,162 SQ FT    **14** 7,611 SQ FT

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



## 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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# G RTE

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TRAFFORD PARK M17 1SB

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Asset Managed by

