



TRAFFORD PARK  
MANCHESTER  
M17 1PG  
//CLOCKS.ENOUNTER.HARDER

INDUSTRIAL WAREHOUSE UNIT

251,308 SQ FT (23,347 SQ M)



16m internal  
height



1.1 MVA  
of power



Fully  
sprinklered



Warehousing that Works.

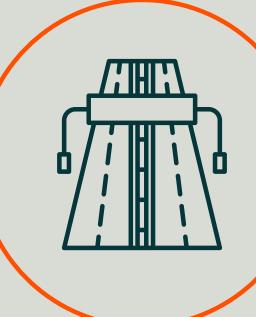
# High performance space for your business.

Grand Central is a modern industrial unit located within Trafford Park, one of the UK's largest and most established industrial estates. Grand Central benefits from a secure yard with 24-hour access, dedicated car parking, and high-quality office accommodation designed to support a variety of operational requirements.

With excellent connectivity, the estate is conveniently located near the M60 and M602 motorways, offering easy access to the wider national road network. Manchester city centre and Manchester International Airport are also within close proximity, making it an ideal location for businesses requiring strong transport links and local amenities.



Warehousing that Works.



Excellent motorway access



Close proximity to  
Manchester City Centre

EPC B  
rating

EPC B



20 dock loading doors with 4 level  
access loading doors



50m yard depth



B2 & B8 permitted use



269 car parking spaces with separate  
access and 66 HGV parking spaces



# Why choose Grand Central?



3.5 miles to  
Manchester City Centre



Excellent access to  
regional and national  
motorway network



Trafford Park is home to over  
1,400 businesses and is Europe's  
largest industrial estate



### HIGHLY SKILLED WORKFORCE

2 million people of working age within the local catchment



### STRONG LOCAL LABOUR

9.1 million people living within a 60 minute drive



### PROVEN BUSINESS LOCATION

Over 1,400 businesses in Trafford Park

**20**  
minutes



### EXTENSIVE BUSINESS CATCHMENT

120,000 business within 20 minutes



### SIGNIFICANT REGIONAL EMPLOYMENT

Northwest economically employed population: 3.577 million

Source: ONS



Warehousing that Works.

# You're well-connected.



## MAJOR ROADS

- M60 (J9) 1.5 miles
- A57 2.0 miles
- M602 (J2) 2.0 miles
- M62 (J12) 4.0 miles
- M6 13.5 miles



## CITIES/MAJOR TOWNS

- Manchester City Centre 4.5 miles
- Stockport 10.5 miles
- Bolton 12.8 miles
- Warrington 17.7 miles
- Preston 33.2 miles



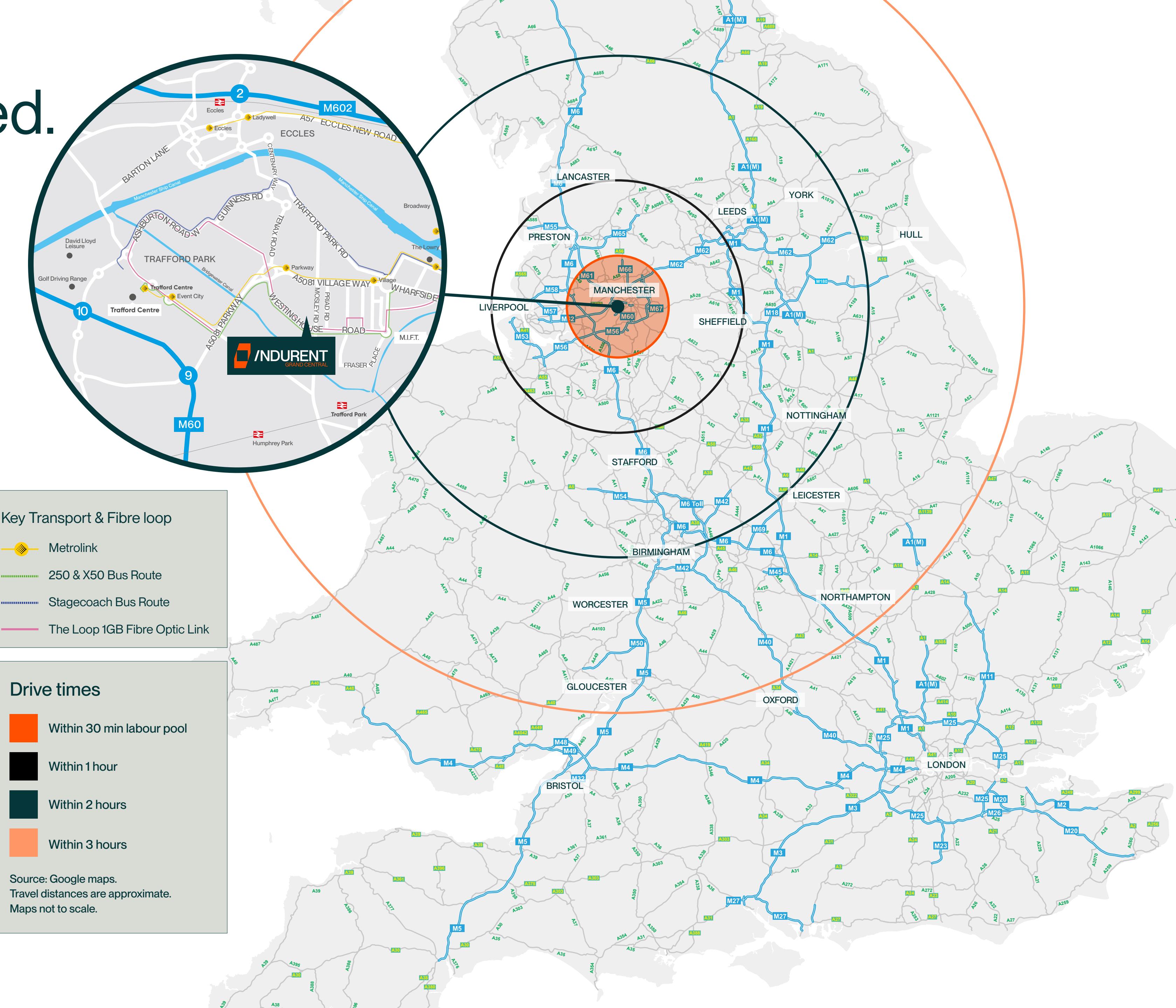
## AIRPORTS

- Manchester 10.2 miles
- Liverpool 32.2 miles



## RAIL/METROLINK

- Village Metrolink 0.3 miles
- Parkway Metrolink 0.5 miles
- Trafford Park 1.5 miles
- Humphrey Park 1.7 miles



Warehousing that Works.

# Schedule of accommodation & siteplan.

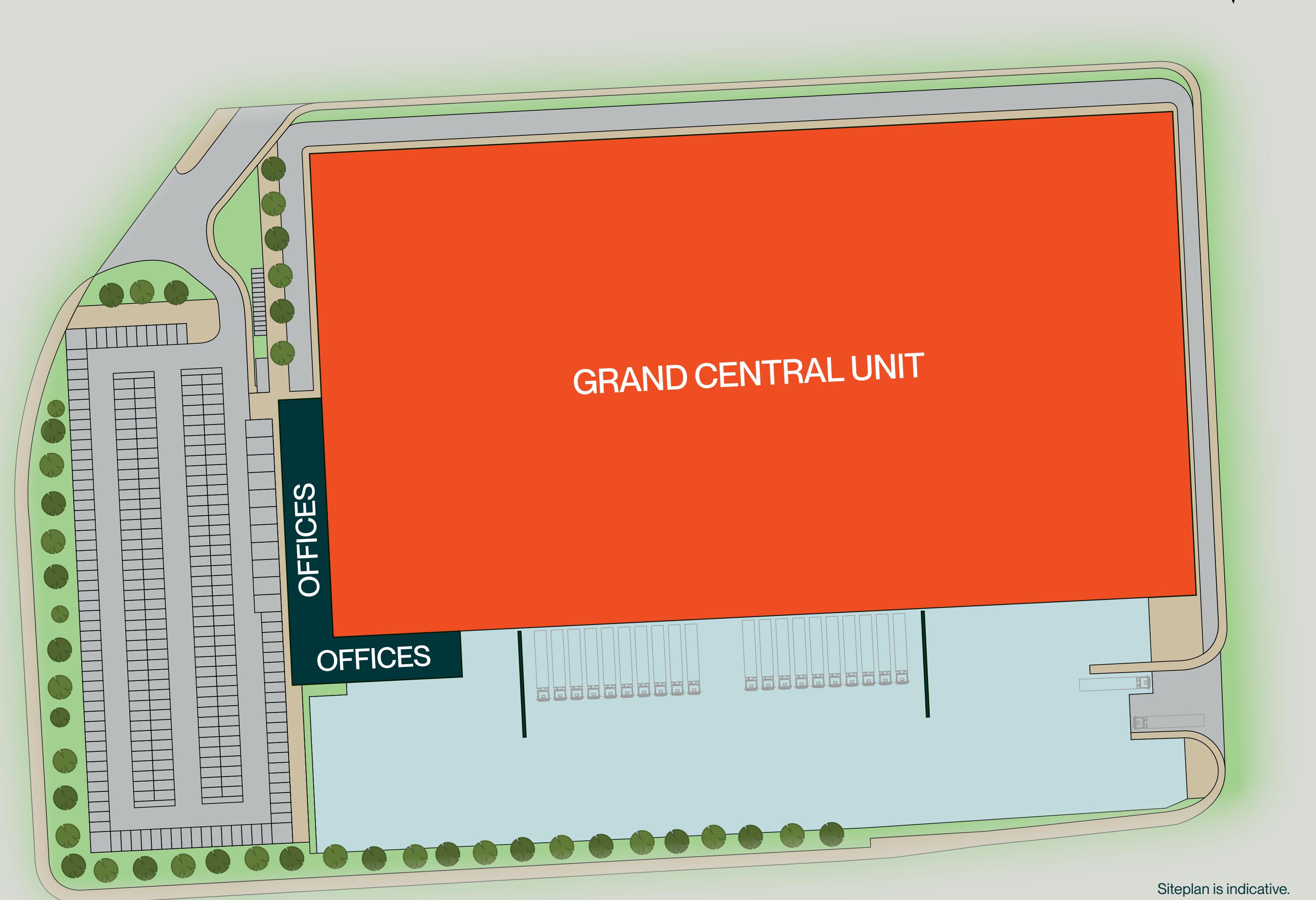


| GRAND CENTRAL UNIT |                             |
|--------------------|-----------------------------|
| WAREHOUSE          | 237,282 SQ FT (22,044 SQ M) |
| GF OFFICE          | 11,479 SQ FT (1,066 SQ M)   |
| FF OFFICE          | 2,547 SQ FT (237 SQ M)      |
| TOTAL              | 251,308 SQ FT (23,347 SQ M) |

All floor areas are approximate gross internal areas.

| NARROW RACKING LAYOUT |        |
|-----------------------|--------|
| TOTAL PALLETS         | 52,992 |

| WIDE RACKING LAYOUT |        |
|---------------------|--------|
| TOTAL PALLETS       | 39,168 |



Warehousing that Works.



Warehousing that Works.

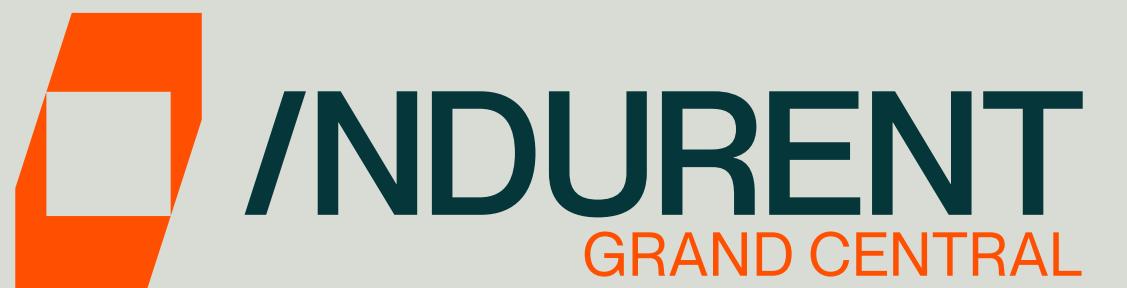


## HENRIETTA DANIELS

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