

ARK

TRAFFORD PARK

TO LET



AVAILABLE
Q4

WAREHOUSE /
DISTRIBUTION UNIT
245,000 SQ FT
(22,760 SQ M)

TRAFFORD WHARF ROAD
TRAFFORD PARK
M17 1HJ

www.arktrafford.co.uk

ARK

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DESCRIPTION

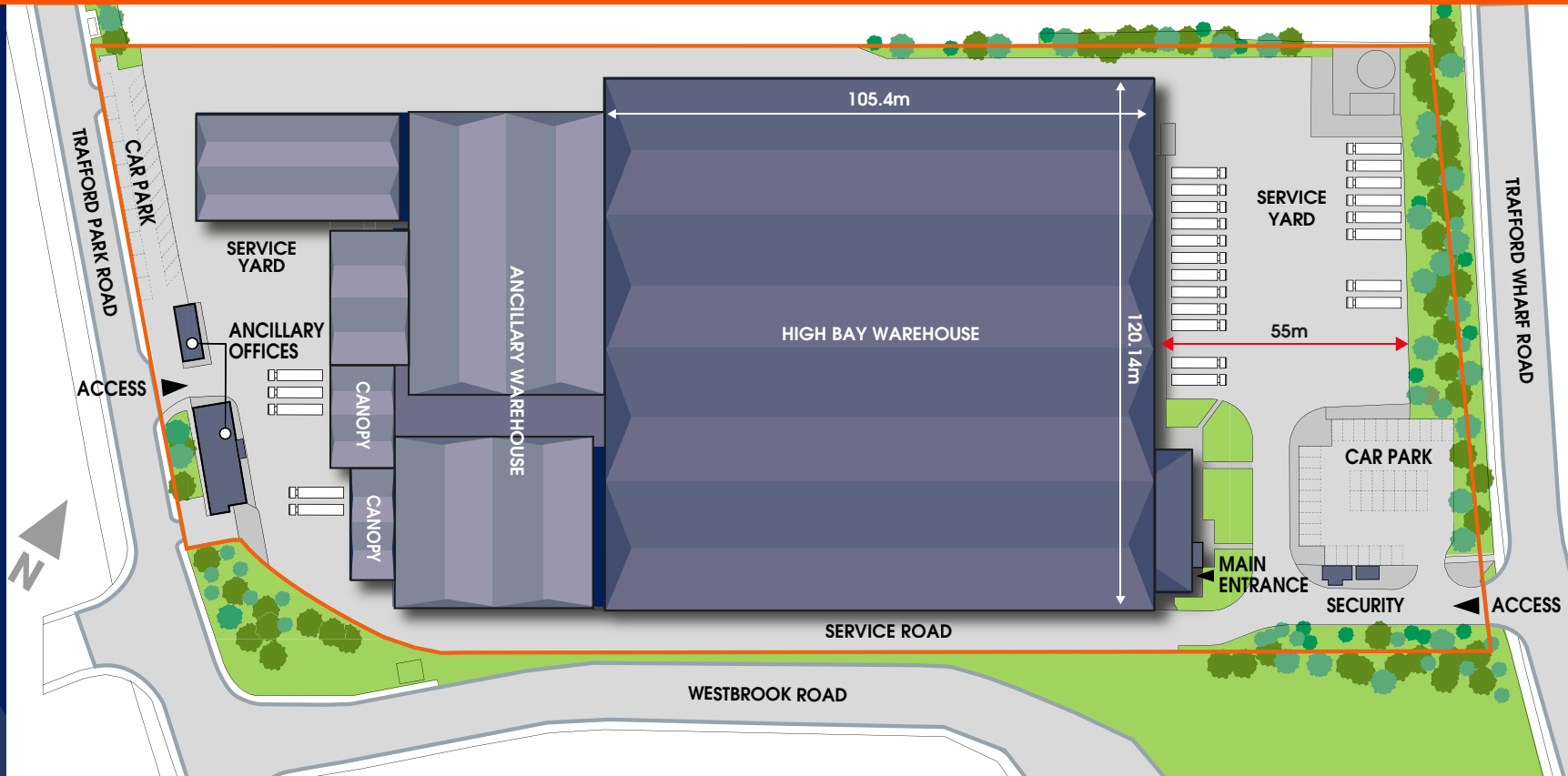
ARK comprises a modern distribution facility located in the heart of Trafford Park and within 4.5 miles of Manchester City Centre.

The principal high bay warehouse was built in 1992 and comprises a detached unit plus ancillary offices on a self contained secure site, with access from Trafford Park Road and Trafford Wharf Road.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a GIA basis with the following floor areas.

	sq ft	sq m
High Bay Warehouse	162,233	15,071
Ancillary Warehouse	73,760	6,852
Two Storey Offices	6,510	605
Ancillary Offices	2,124	197
Gatehouse	152	14
Total	244,779	22,739
Canopy	5,687	528
Site Area	10 acres	4.05 Ha



SPECIFICATION



**10 dock and
7 level access
loading doors**



**55m yard
depth**



**360°
circulation**



**Two storey
office
accommodation**



**Up to 10m
eaves**



**Cross loading
configuration**



**50 plus car
parking
spaces**



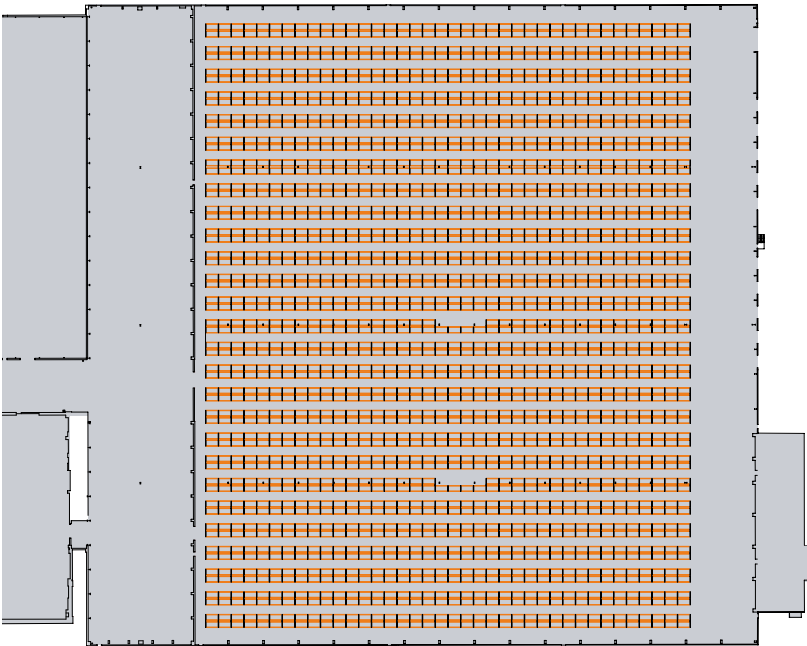
**Security
gatehouse**

EPC

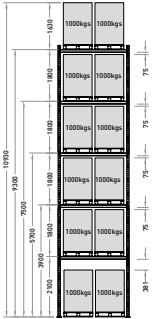
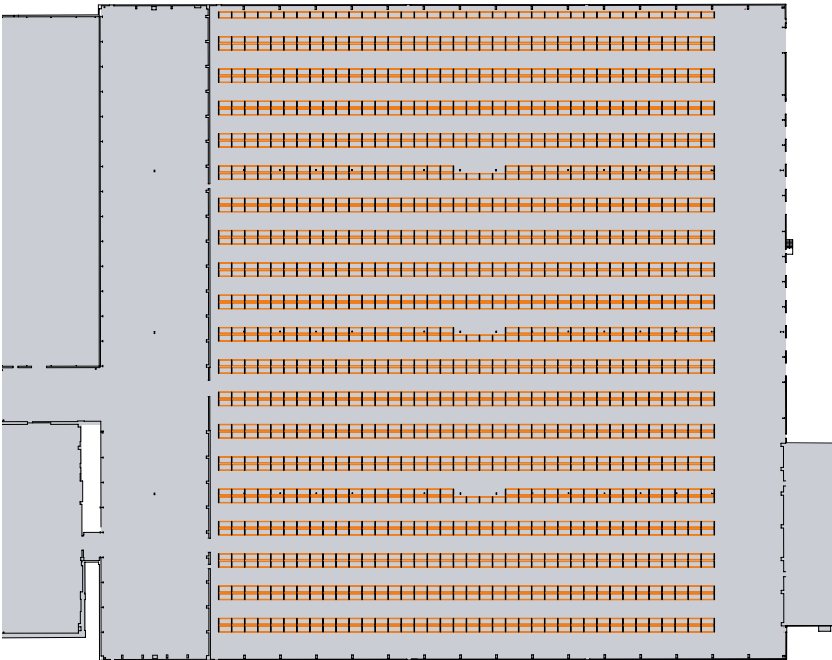


RACKING OPTIONS

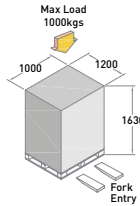
NARROW AISLE - 24,264 PALLET POSITIONS



WIDE AISLE - 17,424 PALLET POSITIONS



TYPICAL BAY ELEVATION



Fork Truck Requirements
VNA
Minimum Rack to Rack = 1800mm
Minimum Pallet to Pallet = 1700mm
Camera system required at heights over 6m





15 minutes
to Manchester
International
Airport



Superb local
amenities
close by



Easy access to
the M602 and
M60 motorways



5 minutes to the
nearest Metrolink
Station

SITUATION

Trafford Park is one of the UK's largest industrial areas extending to over 1,200 acres and home to over 1,400 businesses including notable high profile occupiers such as Kellogg's, Amazon, L'Oreal and Adidas.

Media City, Manchester United and the Trafford Centre with associated amenities are all located within close proximity.



LOCATION

The unit is located in a central position at the core of Trafford Park with Junction 9 M60 and Junction 2 M602 both within 2 miles, providing excellent access to the regional motorway network and Manchester City Centre within 4.5 miles.

The recently opened Trafford Park Metrolink extension connecting Manchester City Centre and The Trafford Centre provides stops at The Imperial War Museum North and Village, both within ½ mile from the subject premises.

COMMUNICATIONS

M602 J2	1 mile
M60 J9	1.9 miles
Trafford Centre	1.3 miles
Manchester City Centre	4.5 miles
Manchester Airport	9.4 miles

RATEABLE VALUE

The premises are currently assessed to a rateable value of £790,000.

DISPOSABLE TERMS

The property is available by way of a new lease, terms on application.



FURTHER INFORMATION

For further information and arrangements to view the property please contact the joint letting agents:



Steve Johnson
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