

TO LET
42,753 SQ FT (3,972 SQ M)

ARK42



NEW SPECULATIVE INDUSTRIAL / LOGISTICS UNIT, TRAFFORD PARK ROAD, MANCHESTER M17 1HJ

www.ark42trafford.co.uk

ARI 42



ARK42

DESCRIPTION

ARK42 is a new build modern distribution facility located in the heart of Trafford Park and within 4.5 miles of Manchester City Centre.

ACCOMMODATION

The building has 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
Ground Floor (Warehouse)	35,698	3,316
1st Floor (Offices/ancillary)	3,528	328
2nd Floor (Offices/ancillary)	3,527	328
Total	42,753	3,972



10 m
eaves



Up to 50 m
yard depth



2 dock and
2 level access
loading doors



First and
second
floor offices



Up to 59
car
spaces



6 EV
charge
points



495 kVA
power
supply



Solar PV
panels



Security
gates



Cycle storage
spaces



EPC 'A'
and BREEAM
'Excellent'



ARI42

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 in close proximity.



15 minutes to Manchester International Airport



Easy access to the M602 and M60 motorways



Superb local amenities close by



5 minutes to the nearest Metrolink station



Cargill

P&G
Procter & Gamble

arco

KUEHNE+NAGEL

müller

Unilever Food Solutions

SUPREME IMPORTS

CHEP
A Brambles Company



ARK42

LOCATION

ARK42 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.

COMMUNICATIONS

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



what3words

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PLANNING

Approval for B2 and B8 use. A copy of the planning consent can be provided on request.

EPC

EPC 'A'.

SUSTAINABILITY

BREEAM®
EXCELLENT

TERMS

Quoting rents on application.

FOR FURTHER INFORMATION

Please contact the joint agents.



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