

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



PRIME, ESG-LED UPGRADED SCHEME

G RTE

GUINNESS ROAD TRADING ESTATE

UNITS FROM 6,000 – 30,000 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

Sainsbury's

KERRY LOGISTICS

DHL

essity

GATEHOUSE: ON-SITE SECURITY 7PM - 6AM

GUINNESS ROAD

UNIT 11

21,162 SQ FT

KESTREL ROAD

UNIT 15

7,605 SQ FT

UNIT 14

7,611 SQ FT

TURNING CIRCLE

24.5M



YARD TO BE SECURED

TRAFFORD PARK

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

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

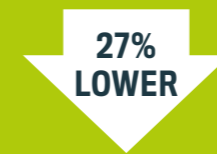


3.78 MILLION PEOPLE ECONOMICALLY ACTIVE



4 UNIVERSITIES WITHIN THE LOCAL CATCHMENT AREA

AVERAGE WAGES



THAN LONDON

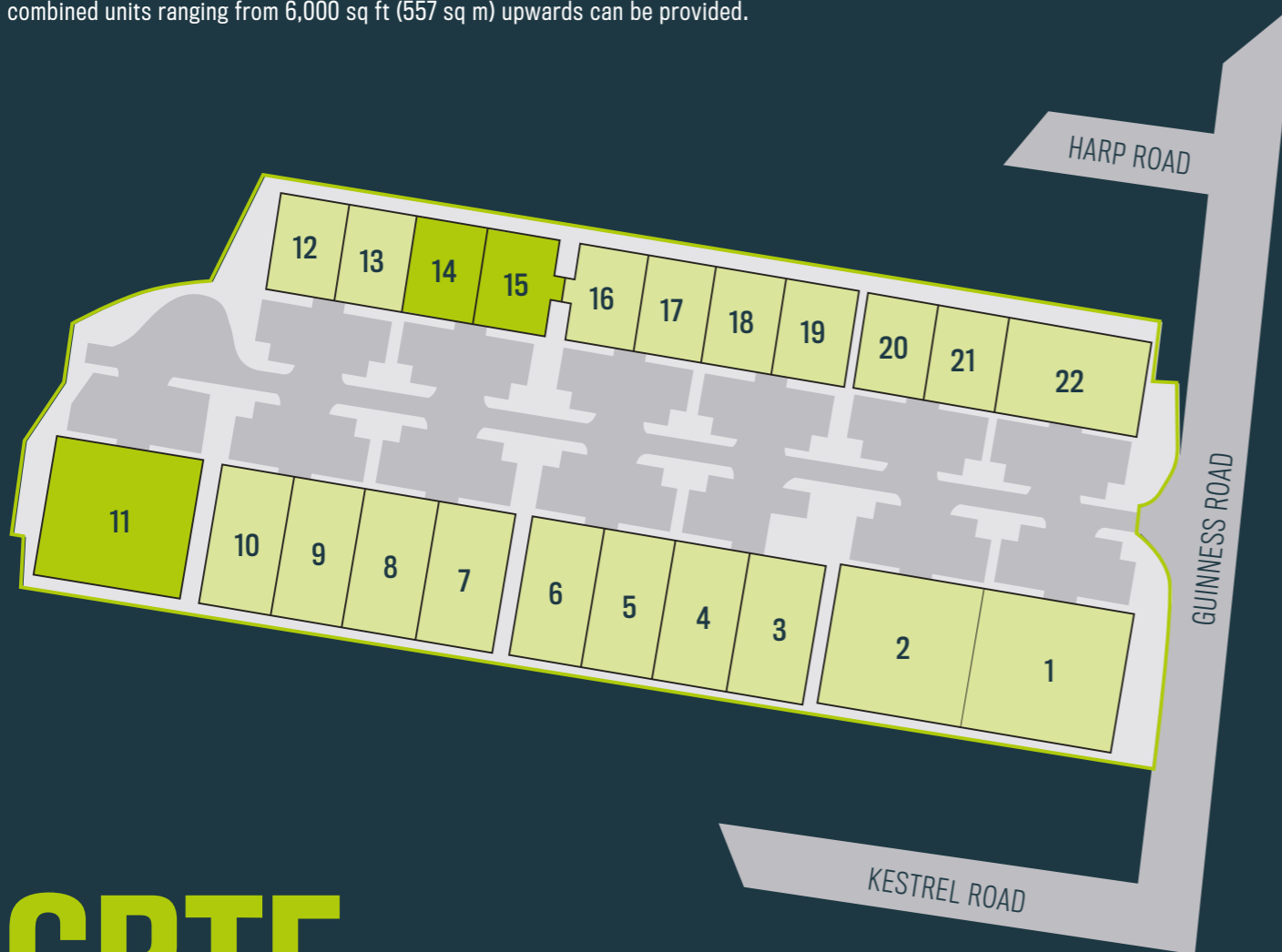


UNEMPLOYMENT RATE 2.7% (GB 2.4%)



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.



THREE UNITS REMAINING

11 21,162 SQ FT **14** 7,611 SQ FT **15** 7,606 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	530.2 sq m
	GROUND FLOOR OFFICE / AMENITY	952 sq ft	88.5 sq m
	FIRST FLOOR OFFICE	952 sq ft	88.5 sq m
	TOTAL	7,611 sq ft	707.2 sq m
15	WAREHOUSE	1,791 sq ft	538.0 sq m
	GROUND FLOOR OFFICE / AMENITY	851 sq ft	79.1 sq m
	FIRST FLOOR OFFICE	963 sq ft	89.5 sq m
	TOTAL	7,605 sq ft	706.6 sq m

Units 14 & 15 can be combined to offer 15,216 sq ft (1,413.78 sq m).

G RTE
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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 CBRE or JLL;

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GRTTE

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TRAFFORD PARK M17 1SB

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Asset Managed by

