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 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 15
7,605 SQ FT
UNIT 14
7,611 SQ FT
UNIT 11
21,162 SQ FT
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

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

YOU'RE IN GOOD COMPANY

Sainsbury's L'ORÉAL TESLA GXO amazon adidas Kellogg's



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 27% LOWER THAN LONDON

UNEMPLOYMENT RATE 2.7% (GB 2.4%)





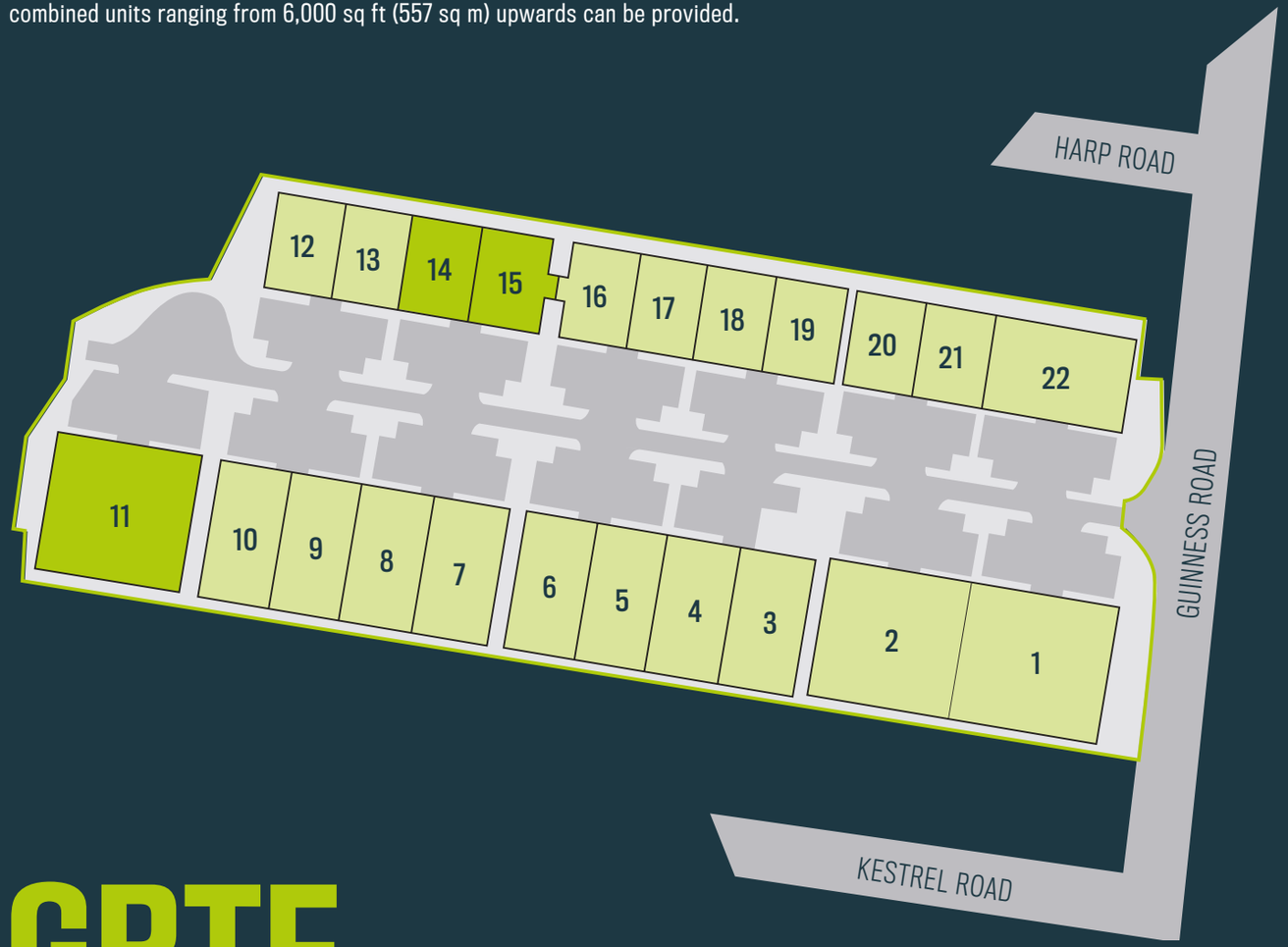






ACCOMMODATION

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).





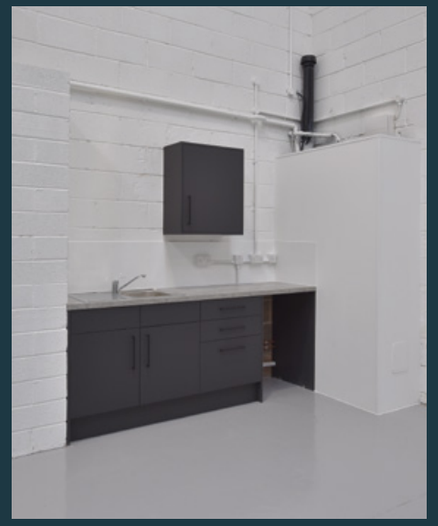
GRTE

GUINNESS ROAD TRADING ESTATE

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.

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.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates and an annual service charge.

EPC

EPC rating: A

FURTHER INFORMATION

For further information please contact CBRE or JLL;

Henry Farr
henry.farr@cbre.com
07780 225 329

Joe Bostock
joe.bostock@jll.com
07933 516465

Steve Capper
steve.capper@cbre.com
07825 862 770

Megan Kavanagh
megan.kavanagh@jll.com
07927 674573

CBRE
+44 (0)161 455 7666
www.cbre.co.uk

JLL
0161 828 6440
jll.co.uk/property



GRTE

GUINNESS ROAD TRADING ESTATE

TRAFFORD PARK M17 1SB

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk

Asset Managed by V7