

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

**ARK42**



**NOW  
AVAILABLE  
READY TO  
OCCUPY**

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

[www.ark42trafford.co.uk](http://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
<b>Ground Floor</b> (Warehouse)	35,698	3,316
<b>1st Floor</b> (Offices/ancillary)	3,528	328
<b>2nd Floor</b> (Offices/ancillary)	3,527	328
<b>Total</b>	<b>42,753</b>	<b>3,972</b>



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'



# ARI 42

## 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

atomic.entry.major

## PLANNING

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

## EPC

EPC 'A'.

## SUSTAINABILITY

**BREEAM<sup>®</sup>**  
**EXCELLENT**

## TERMS

•Quoting rents on application.

## FOR FURTHER INFORMATION

Please contact the joint agents.



Steve Johnson  
steve@b8re.com  
07771 888 363



Paul Cook  
paul.j.cook@cbre.com  
07793 119 221

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



atomic.entry.major

what3words

[www.ark42trafford.co.uk](http://www.ark42trafford.co.uk)