TO LET

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





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



AR 42

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.

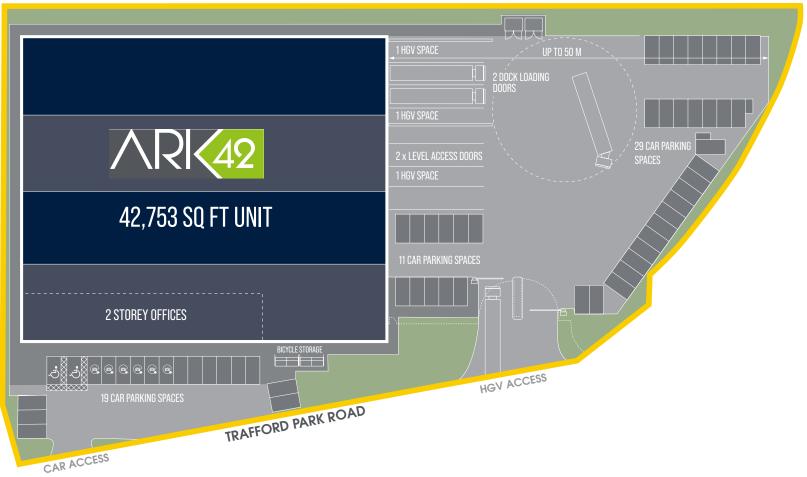
SQ FT SQ M

 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









ARIA

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































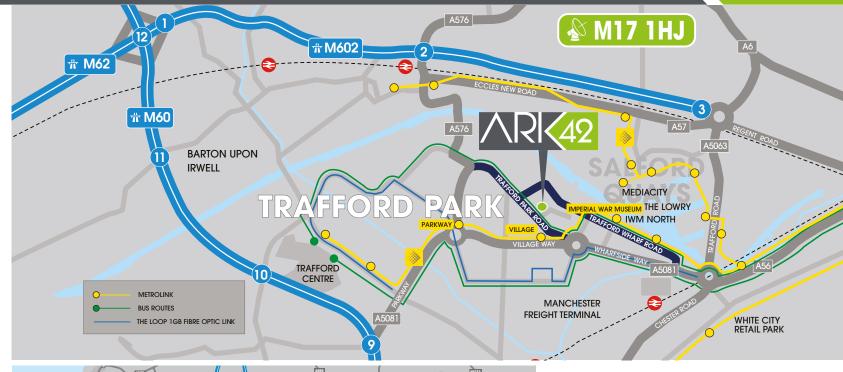
ARI

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









PLANNING

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

EPC

EPC 'A'.

SUSTAINABILITY



TERMS

Quoting rents on application.

FOR FURTHER INFORMATION

Please contact the joint agents.



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www.ark42trafford.co.uk

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