



GRAND CENTRAL PHASE II

CENTRAL PARK, TRAFFORD PARK, MANCHESTER M17 1PG



www.grandcentral-traffordpark.com

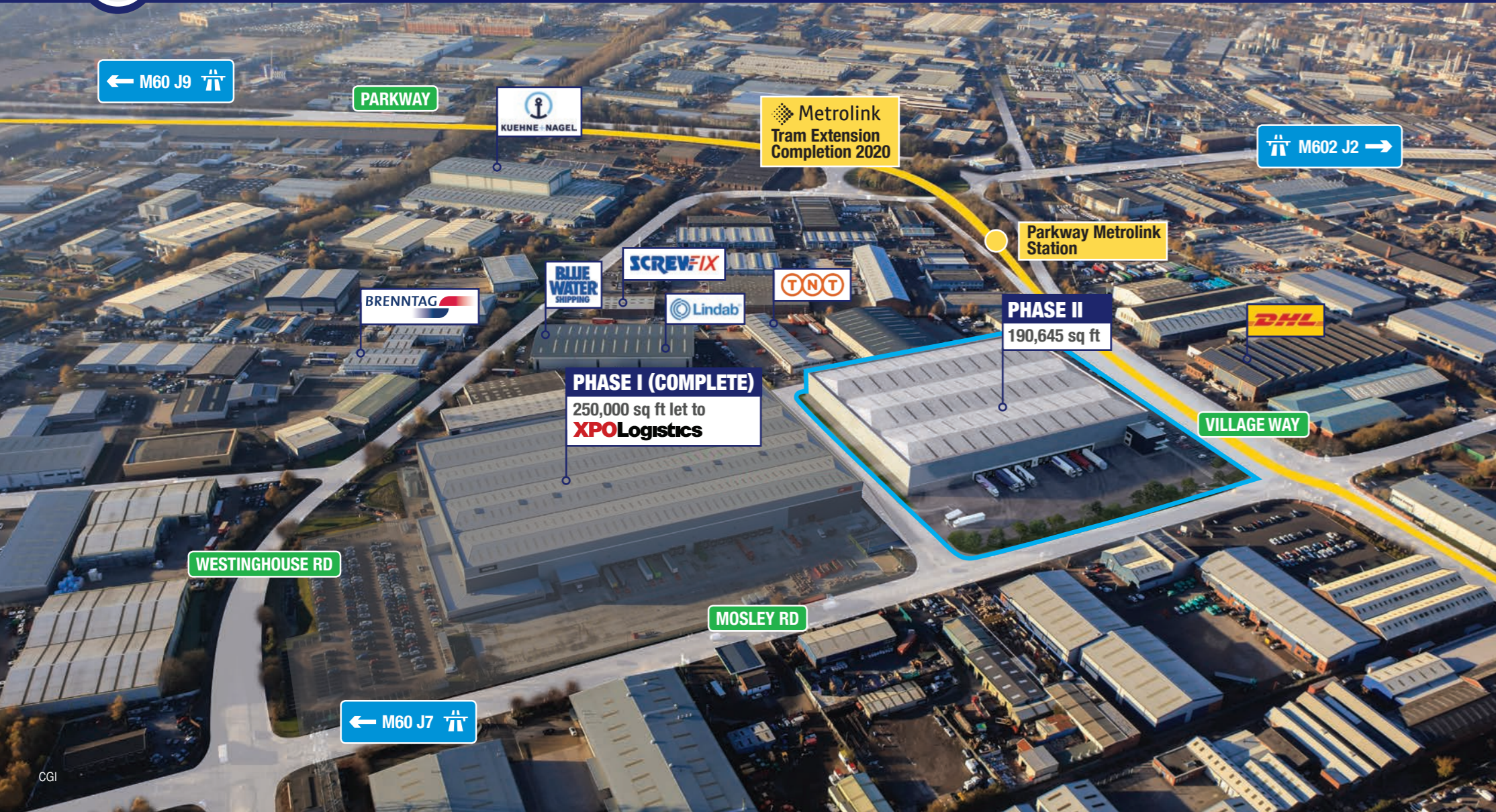
COMING SOON!

TO LET 190,645 SQ FT - THE LARGEST SPECULATIVE BUILD LOGISTICS UNIT IN TRAFFORD PARK





J9 M60 - 1 MILE / J2 M602 - 3 MILES



GRAND OPPORTUNITIES

Grand Central is a premier logistics and industrial development located in the heart of Trafford Park.

The development is strategically located within the heart of the region, with excellent access to Junctions 9 and 10 of the M60 and Junction 2 of the M602 motorways. Manchester City Centre (6 miles) and Manchester Airport (10 miles) also lie in close proximity.

Grand Central II is an 8.2 acre site upon which a speculative logistics unit of 190,645 sq ft will be constructed.

The specification will include:

- 15m eaves height
- 11,930 sq ft offices
- 18 dock / 2 level access doors
- 50m deep yard
- 50km²
- 176 car spaces

The site is prominently located at the junction of Mosley Road and Village Way. The plot is adjacent to Grand Central Phase I, a 250,000 sq ft distribution unit purpose built for XPO Logistics. Other Trafford Park occupiers include Adidas, DHL, TNT and L'Oréal.



METROLINK - COMPLETION 2020



CONNECTING TRAFFORD PARK TO THE WIDER 93-STOP METROLINK NETWORK



GRAND CONNECTIONS

Metrolink - Completion 2020

Grand Central's accessibility will be enhanced with the delivery of the Trafford Park Metrolink, which will be constructed along Village Way adjacent to the unit. Parkway will be the closest Metrolink station (c.350 m), with linkages to the Trafford Centre, Manchester City Centre and the 93 stop network.

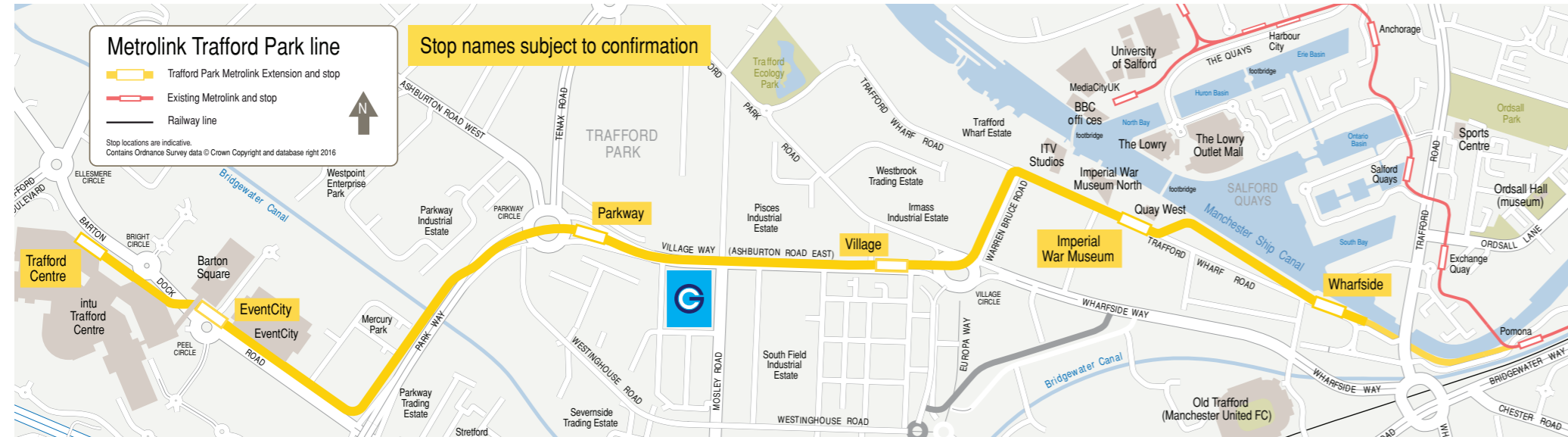
Travel Distances - Miles

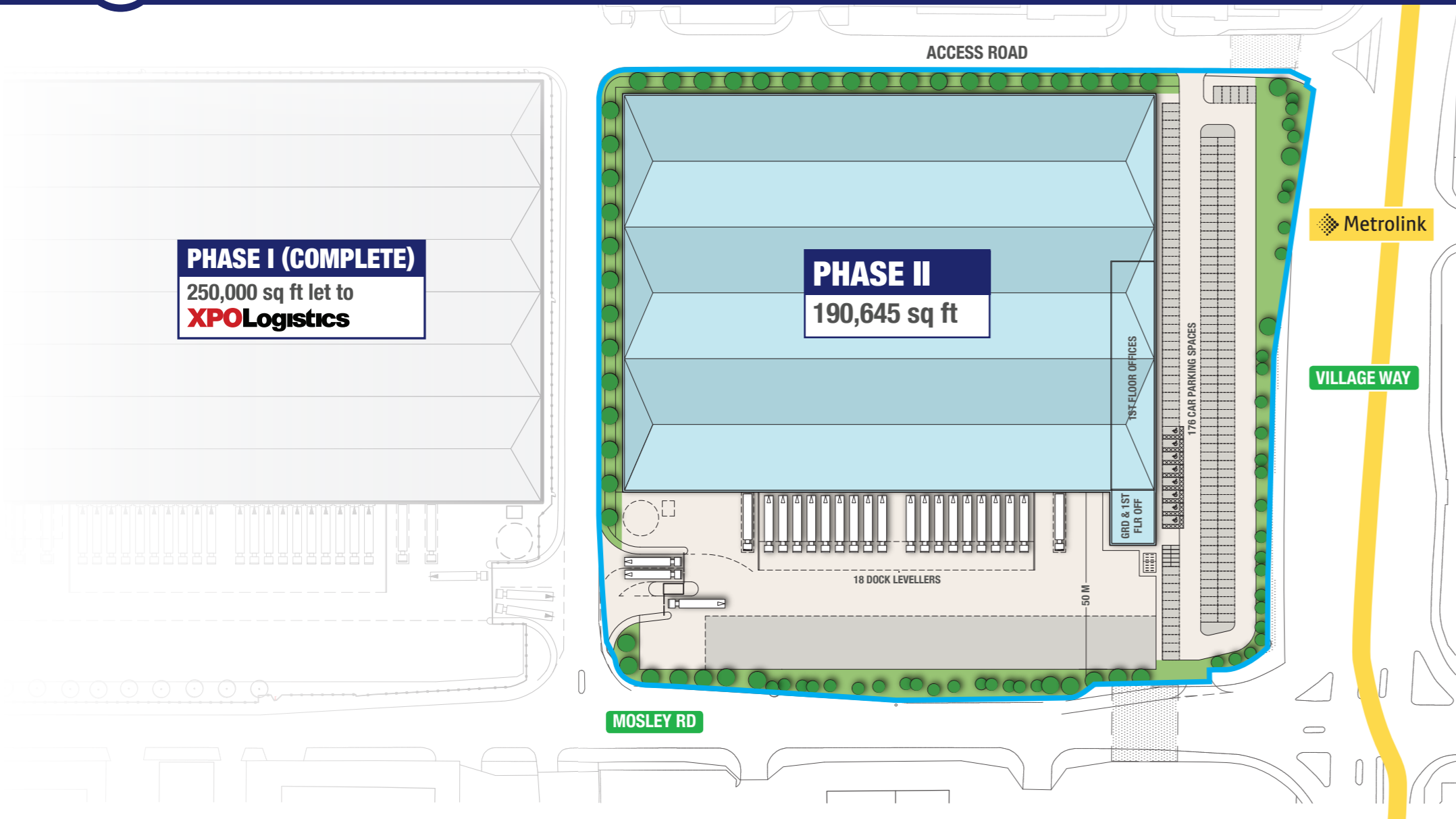
J9 M60	1	Manchester City Centre	6	Manchester International	
J10 M60	1	M6/M62 intersection	14	Freight Terminal	1
J2 M602	3	M6/M56 intersection	17	Manchester Airport	10

Approximate distances. Source: Google Maps

Trafford Park

Trafford Park is Europe's largest commercial estate at c.9m sq ft with over 1,300 businesses employing over 35,000 people. It has excellent motorway and rail access (Euroterminal) across the region and is located within the North West's major conurbation. It has a large skilled labour supply and benefits from access to an established and soon to be enhanced public transport network.





-  8.2 ACRE SITE AREA
-  50kN/m² WAREHOUSE FLOOR LOADING
-  <50m> YARD DEPTH
-  B2/B8 USE
-  178,715 SQ FT WAREHOUSE
-  11,930 SQ FT 2 STOREY OFFICES
-  GATEHOUSE
-  15M CLEAR INTERNAL HEIGHT
-  18 DOCK LEVELLERS
-  2 LEVEL ACCESS DOORS
-  176 CAR SPACES
-  HGV / TRAILER PARKING





GRAND CENTRAL PHASE II

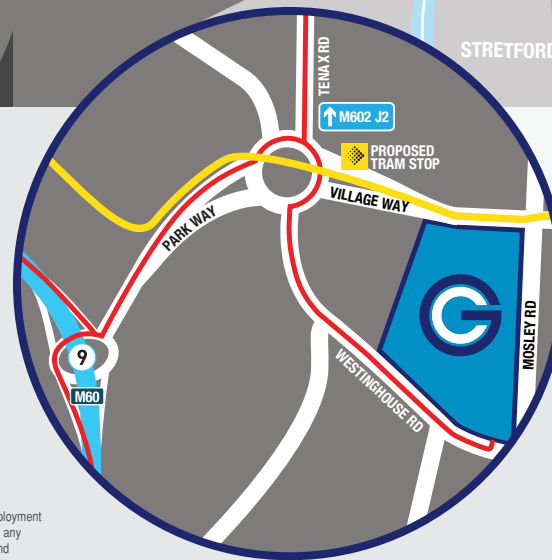
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SAT NAV - M17 1PG



FOR FURTHER INFORMATION PLEASE CONTACT



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Terms

The unit is available on a leasehold basis on terms to be agreed.

Legals

Each party to be responsible for their own legal costs incurred.

ON ACT 1967 and PROPERTY MISDESCRIPTORS ACT 1991

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