GRAND CENTRAL PHASE II
CENTRAL PARK, TRAFFORD PARK, MANCHESTER M17 1PG

PRIME LOGISTICS BUILD TO SUIT OPPORTUNITY UP TO 200,000 SQ FT

SITE AVAILABLE FROM Q4 2017
PHASE I (COMPLETE)
250,000 sqft let to XPO Logistics

PHASE II
200,000 sqft Warehouse/Distribution Unit

MOSLEY RD
PARKWAY
WESTINGHOUSE RD
M60 J9
M60 J7
M602 J2
VILLAGE WAY

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 Jct 9 and 10 of the M60 and Jct 2 of the M602 motorways. Manchester City Centre (6 miles) and Manchester Airport (10 miles) also lie in close proximity.

Grand Central Phase II is a 8.2 acre development site which can accommodate units up to 200,000 sq ft. The building specification will include:

- 12 m+ eaves
- Dock level access loading
- 50 KN m² floor loading
- BREEAM ‘Very Good’
- 50 m deep service yards
- Dock/level access loading
- 90% Wix floor loading
- 50 m deep service yards

The site is prominently located at the junction Mosley Road and Village Way. The site is adjacent to Grand Central Phase I, a 250,000 sq ft distribution and purpose built for XPO Logistics, which was completed in April 2016.

Other Trafford Park occupiers include Adidas, DHL, TNT and L’Oreal.

www.grandcentral-traffordpark.com
**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 site. This will be the closest Metrolink station (c. 350 m), with linkages to Trafford Centre, Manchester City Centre and the 93 stop network.

**Travel Distances - Miles**

<table>
<thead>
<tr>
<th>Stop Name</th>
<th>Distance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Manchester City Centre</td>
<td>6</td>
</tr>
<tr>
<td>Manchester International</td>
<td>5</td>
</tr>
<tr>
<td>MediaCityUK</td>
<td>3</td>
</tr>
<tr>
<td>MediaCityUK Exchange</td>
<td>2</td>
</tr>
<tr>
<td>MediaCityUK Park</td>
<td>2</td>
</tr>
<tr>
<td>Manchester Airport</td>
<td>10</td>
</tr>
<tr>
<td>Freight Terminal</td>
<td>1</td>
</tr>
</tbody>
</table>

**Stop names subject to confirmation**

**Trafford Park**

Trafford Park is Europe’s largest commercial estate and comprises over 1.380 businesses employing over 30,000 people. It has excellent motorway and rail access (Greater Manchester) 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.

(Manchester United FC)

**METROLINK - COMPLETION 2020**

**CONNECTING TRAFFORD PARK TO THE WIDER 93-STOP METROLINK NETWORK**

**PHASE II**

200,000 sqft Warehouse/Distribution Unit

(Manchester United FC)
PHASE I (COMPLETE)
250,000 sqft let to
XPO Logistics

PHASE II

UNIT 2
119,000 sqft

UNIT 3
88,635 sqft

PHASE II

UNIT 2
198,850 sqft

MOSLEY RD

180 CAR PARKING SPACES WITH SEPARATE ACCESS
HGV PARKING SPACES CLEAR
INTERNAL HEIGHT
16 DOCK LEVELLERS
B2/B8 USE
3 WAREHOUSE AREA
YARD DEPTH
ALTERNATIVE SITE LAYOUTS AVAILABLE
8.2 ACRE SITE AREA
50kN/m2 WAREHOUSE FLOOR LOADING
GATEHOUSE

www.grandcentral-traffordpark.com

SITE PLAN OPTION 1

SITE PLAN OPTION 2
ALL ENQUIRIES:
Daniel Burn
jonatherton@savills.com

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FOR FURTHER INFORMATION PLEASE CONTACT
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gva.co.uk/19944

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Delivery
A full professional team is appointed, plans/proposals can be provided on an individual basis.

Terms
Units available on a leasehold basis on terms to be agreed.

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

Jones Lang LaSalle, Savills, GVA and their clients, give notice that:
(i) These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
(ii) No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatever in relation to this property.
(iii) Floor areas, measurements or distances given are approximate.
Unless otherwise stated, any rents, or outgoings quoted are exclusive of VAT.
(iv) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order.
Interested parties are advised to carry out their own investigations as required.

SAT NAV - M17 1PG
www.grandcentral-traffordpark.com

MISREPRESENTATION ACT 1967 and PROPERTY MISDESCRIPTIONS ACT 1991