

VOLTAGE ***PARK***

TRAFFORD 5 UNITS AVAILABLE
62,500 - 284,000 SQ FT

M31 4BR



///friend.powers.lecturers

Unlock the Power of its Strategic Location Near M60 Junction 8

Protective Packaging Ltd
Climatic Packaging Solutions



sesé

CHARLES & IVY

Trafford
Park

Manchester
City Centre

M60

M60

M60 J9

Carrington Road

Carrington Lane

M60 J8

Manchester Road

Manchester Road

Additional HGV Parking Available for ALL units

CGI for indicative purposes only

VOLTAGE PARK



Unit 5 / 266,504 SQ FT

CGI for indicative purposes only



Key Features:



High-Quality Industrial/ Warehouse Units: Designed to meet modern business needs, these units are set within a fully landscaped environment, ensuring a professional and attractive setting.



Up to 15m Clear Internal Height: Offering spacious interiors ideal for various industrial and warehousing operations.



Secure Yards: Each unit comes with its own secure yard, enhancing safety and operational efficiency.



Dock Level and Level Access Loading: Equipped with both dock level and level access loading facilities for efficient logistics operations.



Established Industrial Location: Located in an established industrial area known for its strong commercial presence.



Main Road Frontage: Benefit from excellent visibility and easy access, with prominent frontage on Manchester Road.



5-10% High-Quality Offices: Each unit includes 5-10% office space, providing comfortable and functional workspaces for administrative tasks.



Additional HGV spaces available by separate negotiation



XX PV Panels



Targeting EPC A Rating and BREEAM Excellent

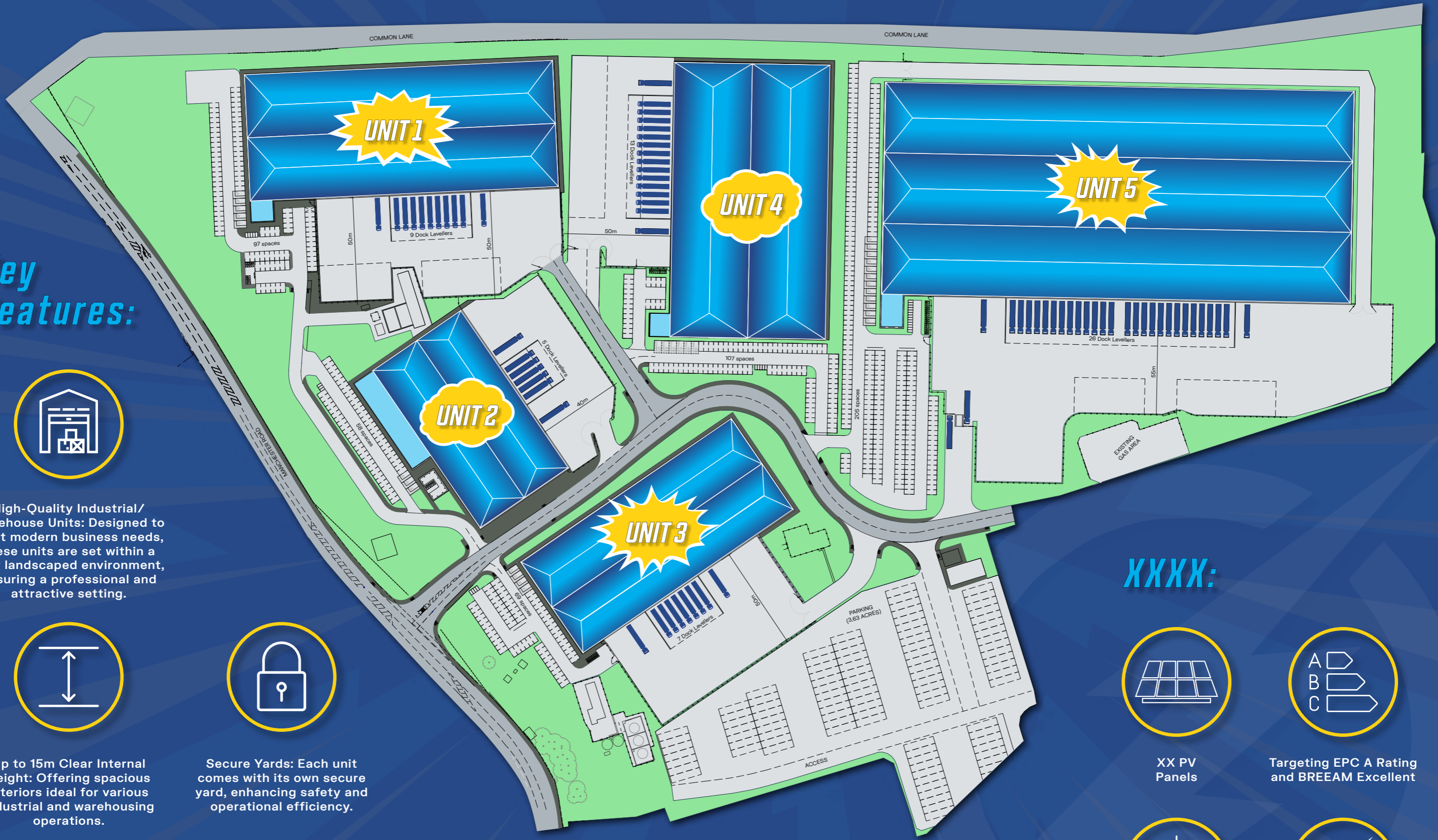


LED Lighting



Range of power supplies from 800KVA to 1.7 MVA

XXXX:





UNIT 1 - 106,075 SQ FT



9 Dock Level
Loading Doors



2 Level Access
Loading Doors



50m
Yard Depth



12.5m Clear
Haunch Height



97 Car Parking
Spaces



Power:
800 KVA

Accommodation

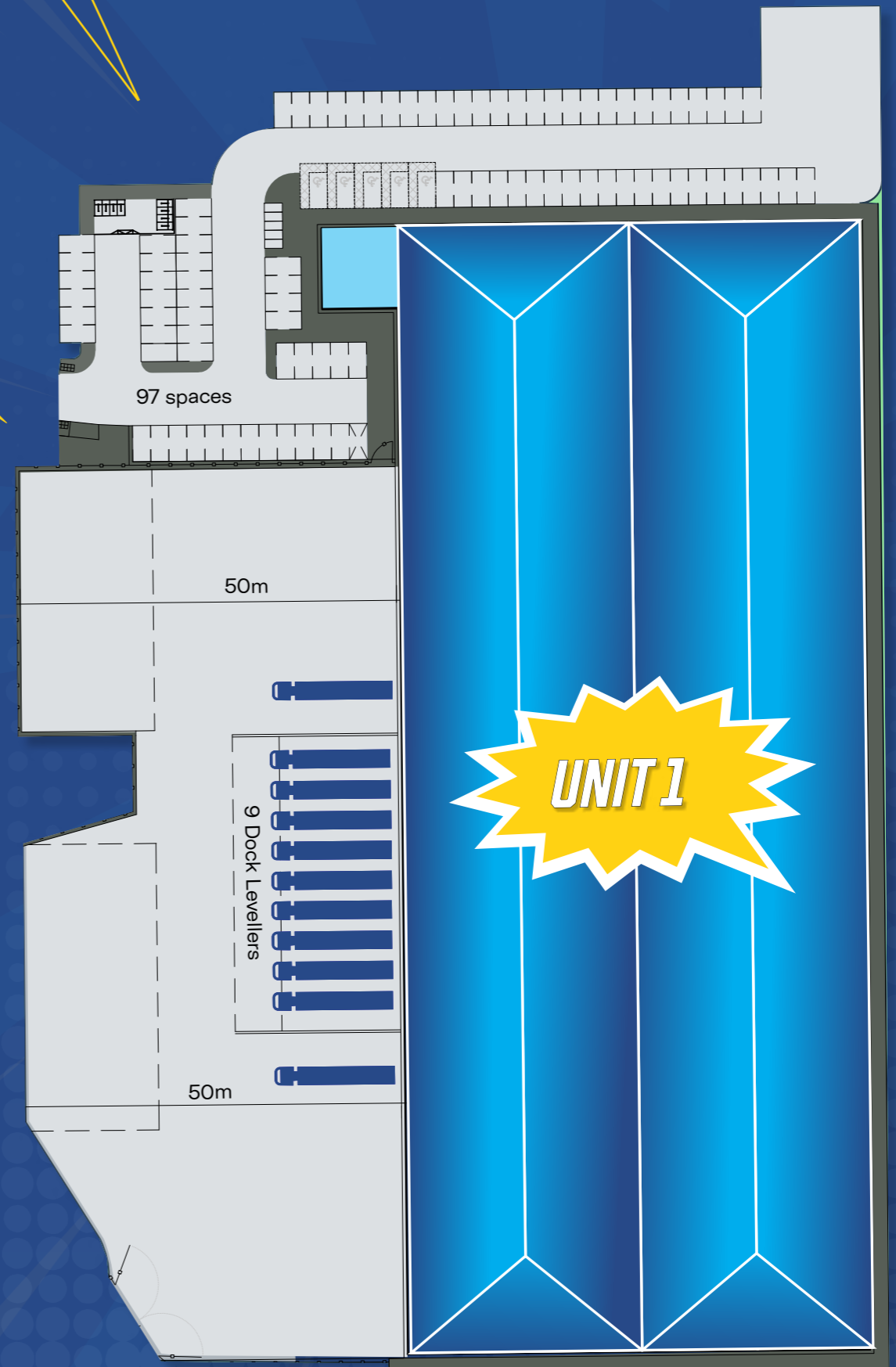
Warehouse GIA 99,725

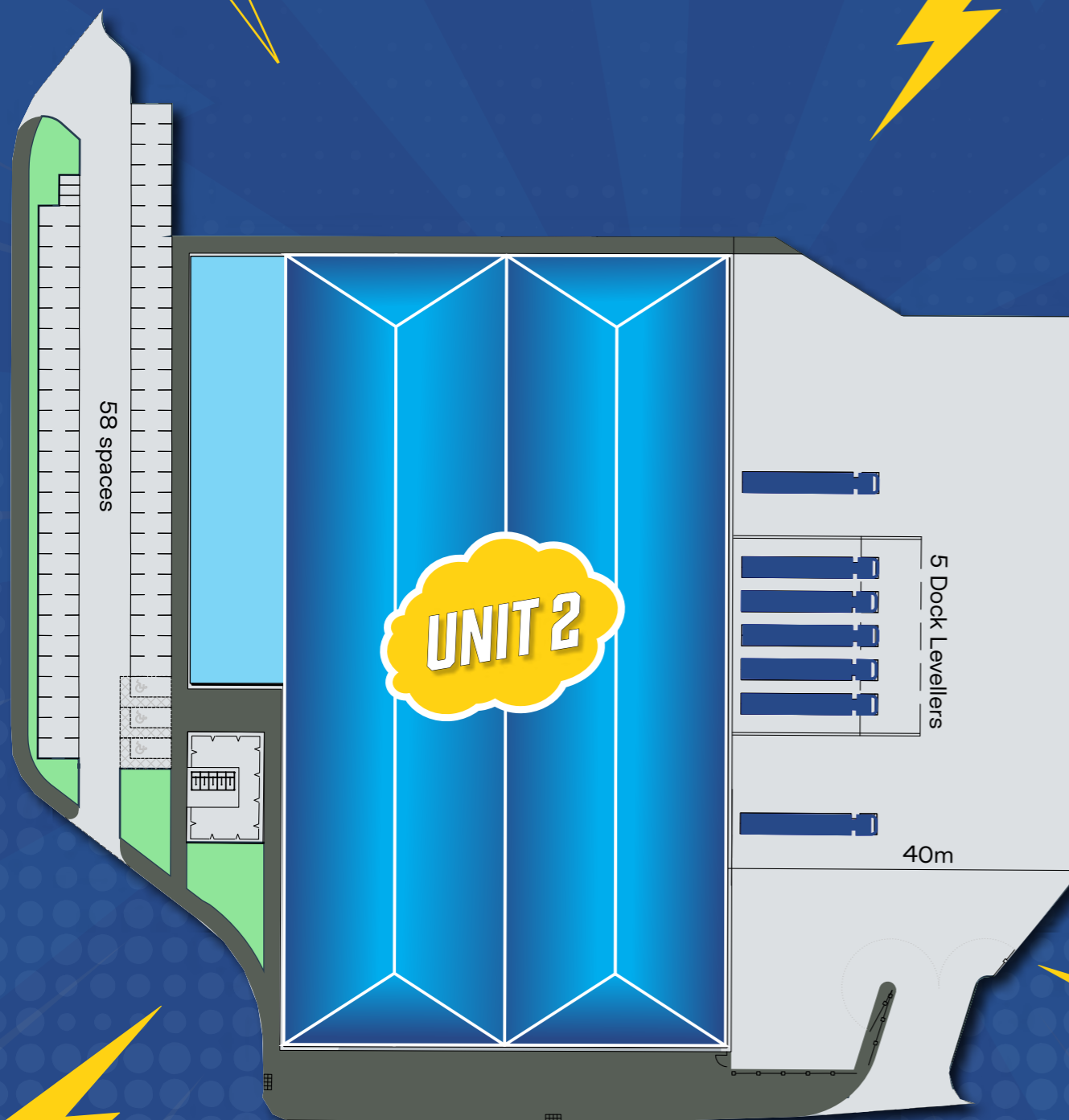
Offices GIA 6,350

Total GIA 106,075



CGI for indicative purposes only





UNIT 2 - 62,487 SQ FT



5 Dock Level
Loading Doors



2 Level Access
Loading Doors



40m
Yard Depth



10m Clear
Haunch Height



58 Car Parking
Spaces



Power:
500 KVA

Accommodation

Warehouse GIA	56,902
Offices GIA	5,585
Total GIA	62,487



CGI for indicative purposes only



UNIT 3 - 75,836 SQ FT



7 Dock Level
Loading Doors



2 Level Access
Loading Doors



50m
Yard Depth



10m Clear
Haunch Height



69 Car Parking
Spaces



Power:
500 KVA

Accommodation

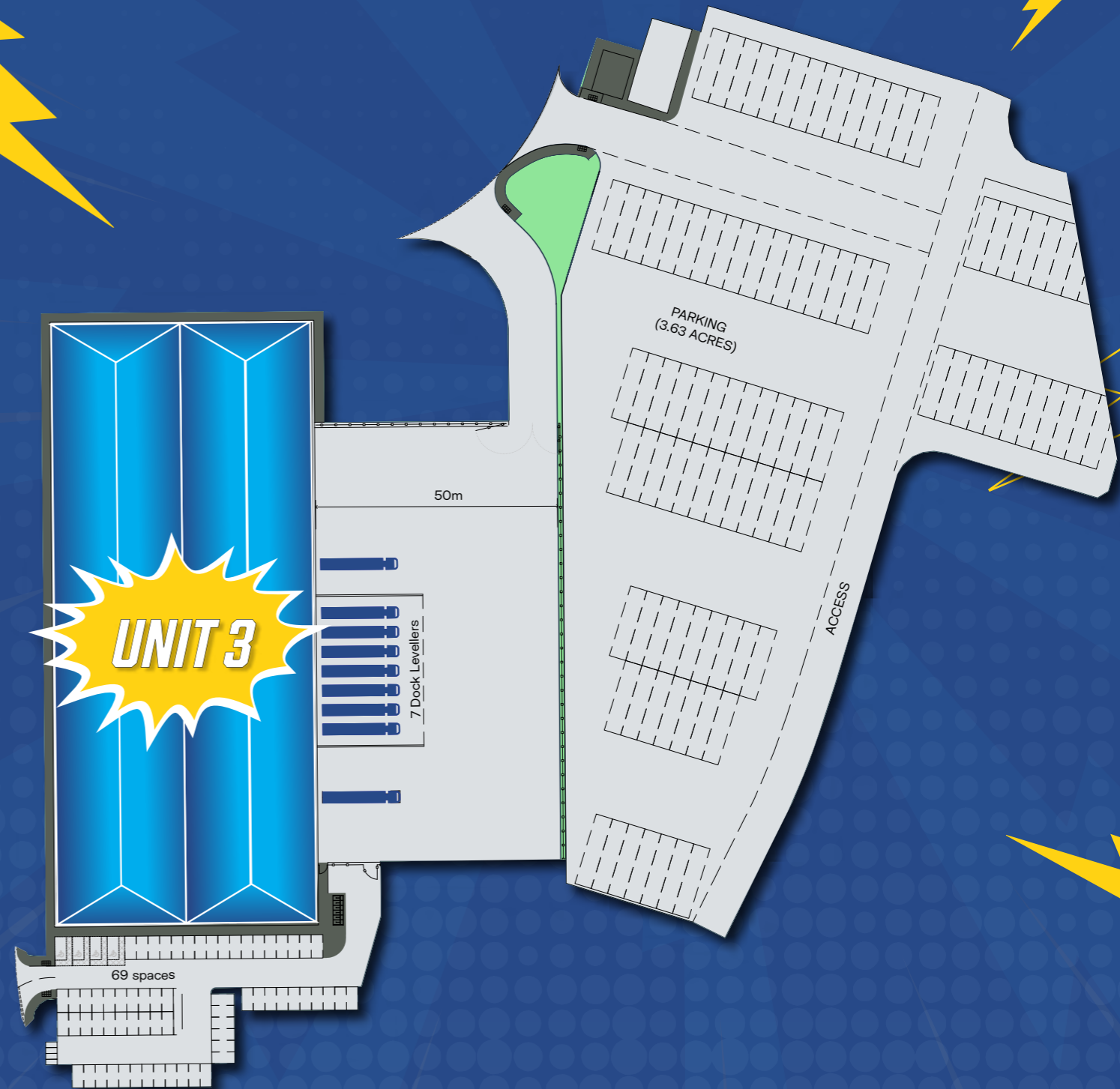
Warehouse GIA 70,241

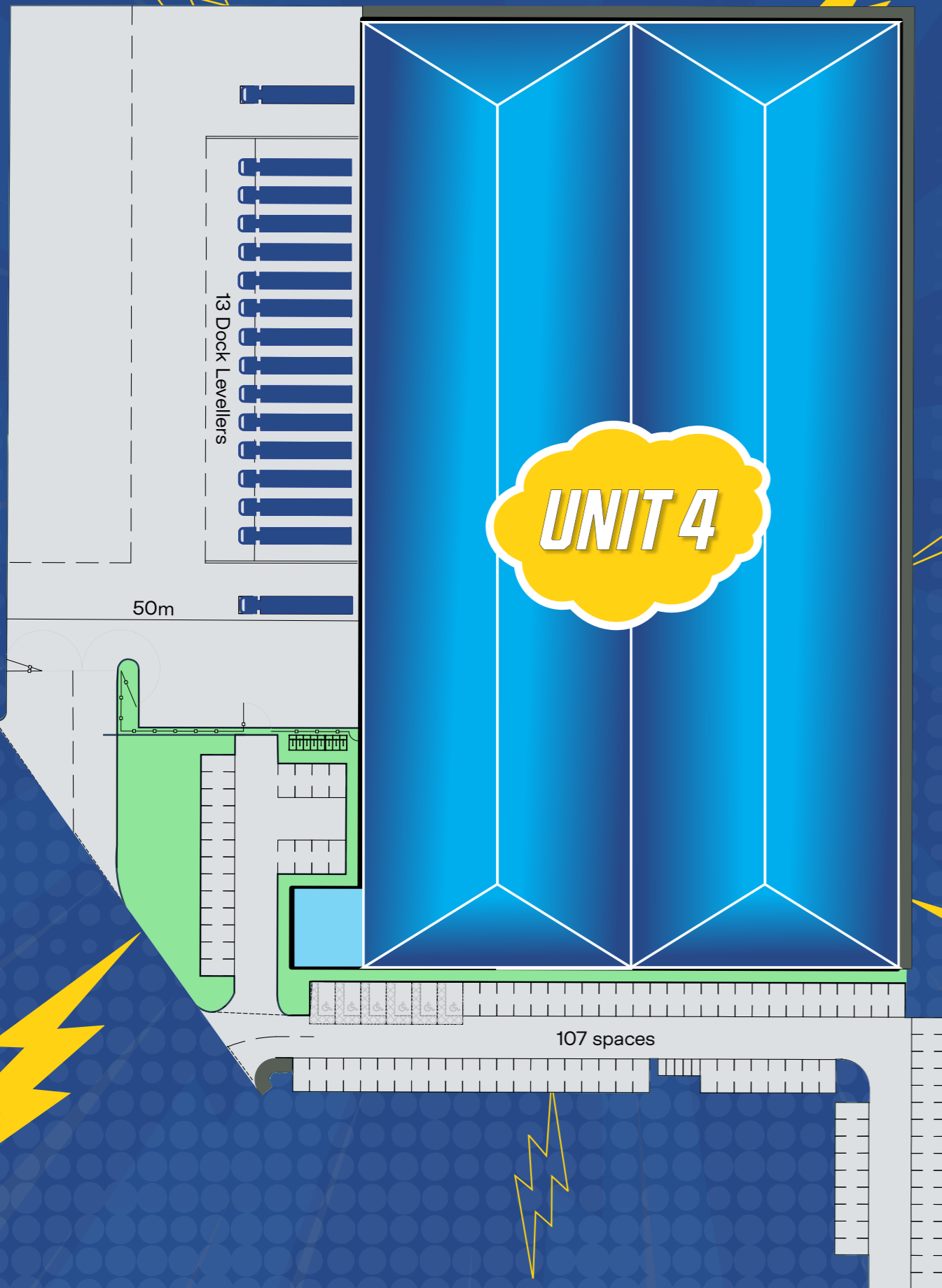
Offices GIA 5,595

Total GIA 75,836



CGI for indicative purposes only





UNIT 4 - 118,750 SQ FT



13 Dock Level
Loading Doors



2 Level Access
Loading Doors



50m
Yard Depth



15m Clear
Haunch Height



107 Car Parking
Spaces



Power:
800 KVA

Accommodation

Warehouse GIA	107,500
Offices GIA	11,250
Total GIA	118,750





UNIT 5 - 266,504 SQ FT



26 Dock Level
Loading Doors



2 Level Access
Loading Doors



55m
Yard Depth



15m Clear
Haunch Height



205 Car Parking
Spaces



Power:
1.7 MVA

Accommodation

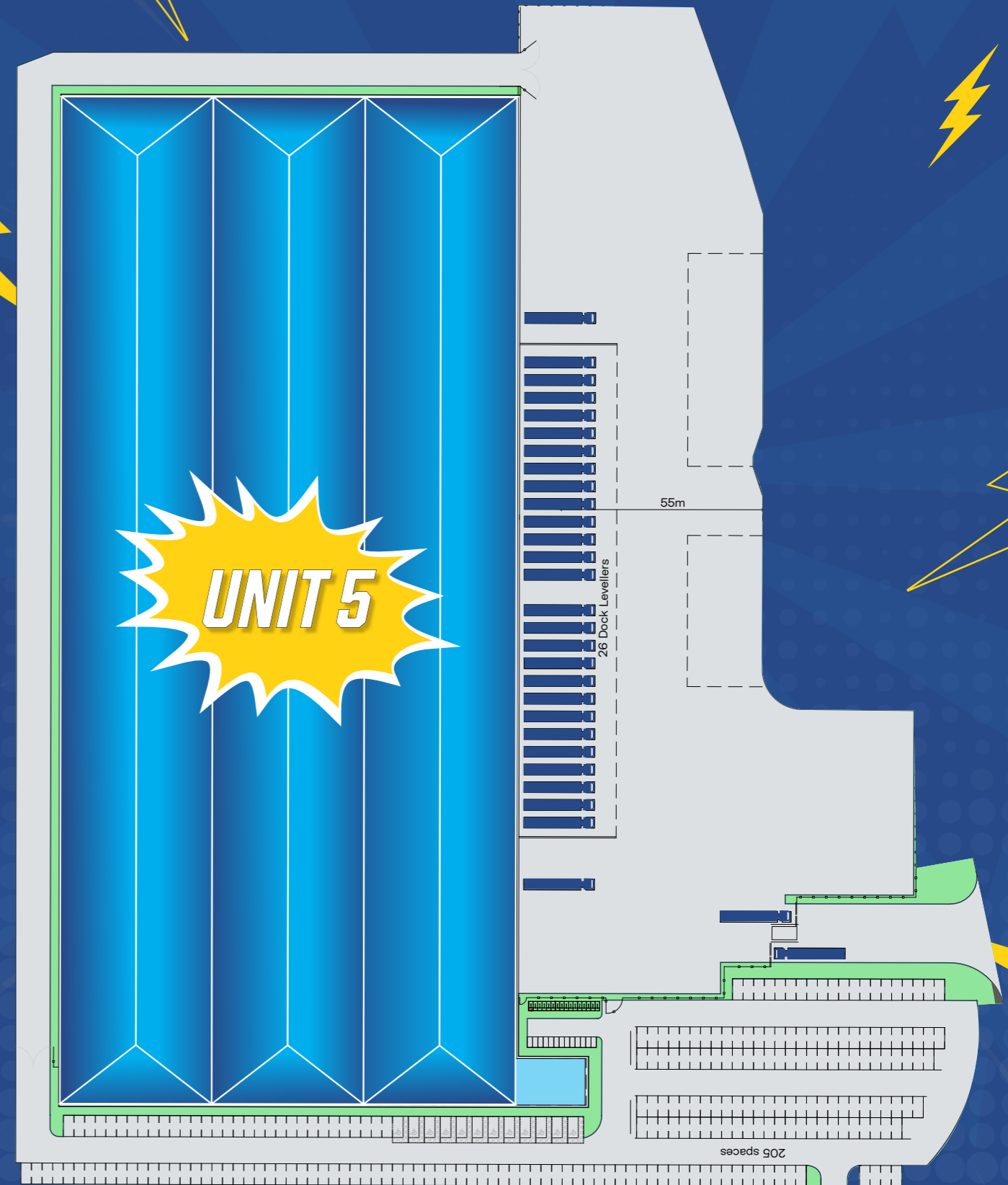
Warehouse GIA 253,159

Offices GIA 13,345

Total GIA 266,504



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Experience the Power of High-Quality Warehousing

We are pleased to present a new development of five high-quality industrial and warehouse units, strategically located in a sought-after area. Positioned close to Junction 8 of the M60 and prominently fronting Manchester Road, this development offers a unique opportunity for businesses seeking a prime South Manchester location near Trafford Park, Hale, and the southern suburbs.



Roof Lights

Increase roof light percentage over and above 10% to reduce lighting requirement. Will have an effect on any expansion of PV requirements though. Assessment to be made.



EV Charging

Increase number of EV charging points and electrical connection points to HGV's.



Cladding

Increase depth of insulation to reduce need for heating.

PLP are committed to reducing construction and operational carbon of their buildings as part of their net zero ready strategy. As part of this commitment, materials and products with reduced embodied carbon shall be incorporated where appropriate, as determined by Environmental Product Declarations (EPDs) or similar.

UNIT 1

UNIT 4

UNIT 2

UNIT 5

UNIT 3

CGI for indicative purposes only

Location

Located in the established industrial hub of Voltage Park on Manchester Road, Trafford, Manchester, M31 4BR, this prime location offers seamless connectivity with its proximity to Junction 8 of the M60. Rarely available in the sought-after South Manchester area, it provides convenient access to the thriving nearby towns of Altrincham and Hale, as well as the affluent southern suburbs. Perfectly situated for businesses seeking a strategic position with excellent transport links, Voltage Park stands out as a premier destination for industrial and commercial activity in the region.

Location	
M60 J8	5.7 Miles
Trafford Park	6.9 Miles
M6/M62	9.1 Miles
Manchester City Centre	9.1 Miles

Location	
Manchester Airport	11.5 Miles
M6/M56	28.0 Miles
Liverpool	28.3 Miles



**2.3 MILLION PEOPLE
LIVE WITHIN
A 30-MINUTE DRIVE**



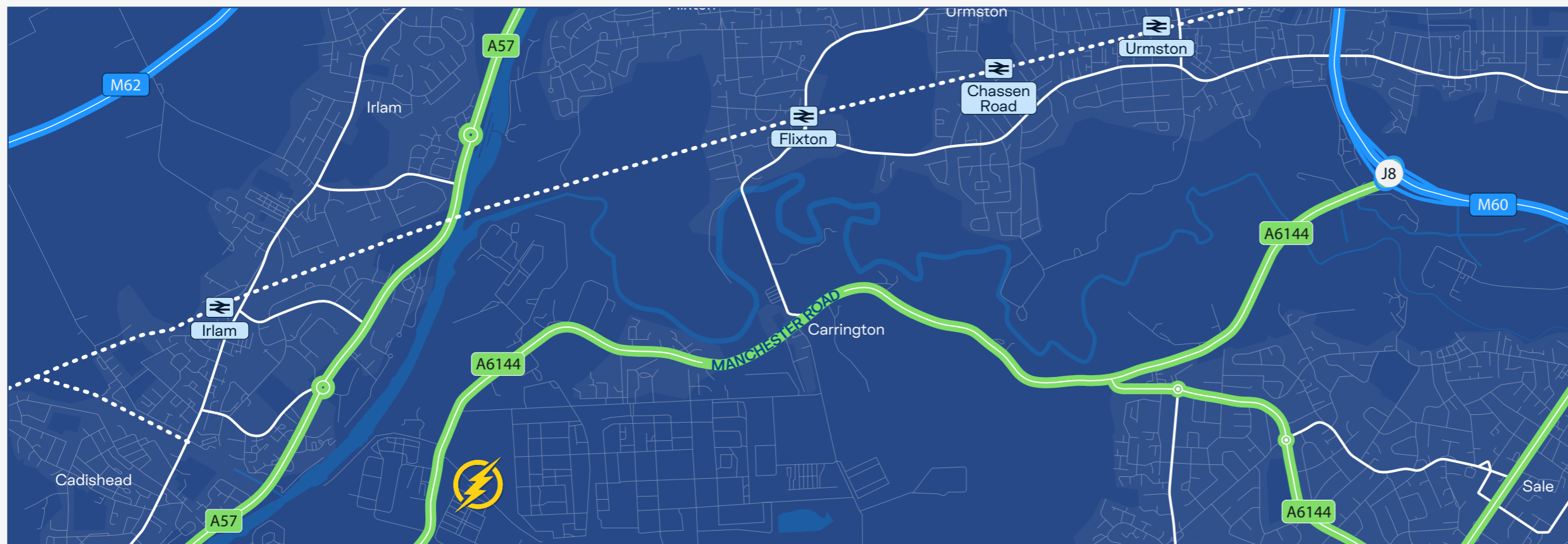
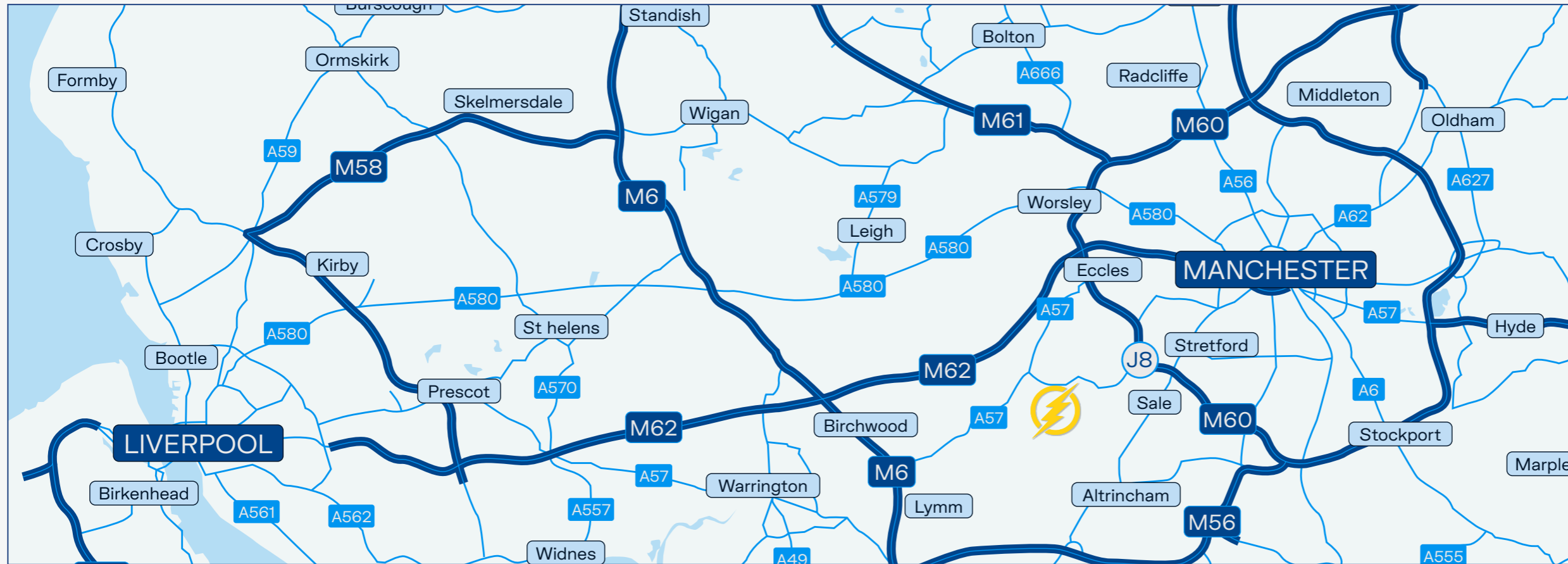
**THE TRAFFORD
BOROUGH HAS THE
HIGHEST PRODUCTIVITY
(GVA PER RESIDENT) IN
GTR MANCHESTER**



**60% OF UK
BUSINESSES ARE WITHIN
A 2-HOUR DRIVE**



**11.4% EXPECTED
GROWTH IN TRAFFORD
BOROUGH BY 2040**





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