

C O M E A N D J O I N
A T T R A F F O R D P A R K



5TH AVENUE
TRAFFORD PARK • M17 1TN

WWW.UNIONSQUARE-TRAFFORDPARK.CO.UK

TO LET

BRAND NEW SELF-CONTAINED DISTRIBUTION AND OFFICE FACILITY
175,000 SQ FT (16,258 SQ M) SITUATED ON A
SELF-CONTAINED SITE OF 8.5 ACRES (3.43 HECTARES)
AVAILABLE FOR OCCUPATION

THE OPPORTUNITY

The largest new warehouse available in Trafford Park.

- Trafford Park is the North West's largest industrial/distribution estate
- 1 mile from Junctions 8 & 9 of the M60 Motorway and 1 mile from junction 2 M602
- 3 miles from Manchester City Centre
- Eaves height 15 metres
- 24 dock level loading doors
- 3 drive in access doors
- Offices 5,000 sq ft (465 sq m)
- BREEAM Excellent rating
- Available for occupation

DESCRIPTION

Union Square comprises a high quality self-contained purpose built distribution centre incorporating two storey office accommodation.

The warehouse consists of a structural steel portal frame having a clear height to the underside of haunch of 15 metres. The offices are to be completed to a CAT A finish.

Union Square incorporates a substantial secured concrete yard and a separate secured car park.



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OPPORTUNITY

AERIAL

SPECIFICATION

ACCOMMODATION

LOCATION

CONTACT



MANCHESTER CITY CENTRE

MEDIACITY UK

SALFORD QUAYS

EURO FREIGHT TERMINAL

5TH AVENUE



WESTINGHOUSE ROAD

ADIDAS

MOSLEY ROAD

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SPECIFICATION

WAREHOUSE

- Height 15m to underside of haunch
- FM2 sealed concrete floor with a minimum of 50kn per sq m
- 24 dock level loading doors
- 3 drive-in access doors
- 50m concrete service yard
- External lighting
- EPC Rating A
- Constructed to a BREEAM Excellent Rating

OFFICES

- CAT A open plan accommodation
- Plastered painted walls
- Comfort cooling to offices and ground floor reception/office
- Canteen / WC facilities
- Raised floor system
- 8 person passenger lift
- 179 car parking spaces
- 2.1m high fencing to car park

YARD AREA

- Reinforced concrete
- Fully secured
- 2.4m fencing to yard
- 42 trailer bays
- Gatehouse

SERVICES

All main services are available including:

- 500 KVA Electricity
- Gas 300KW/H
- Water



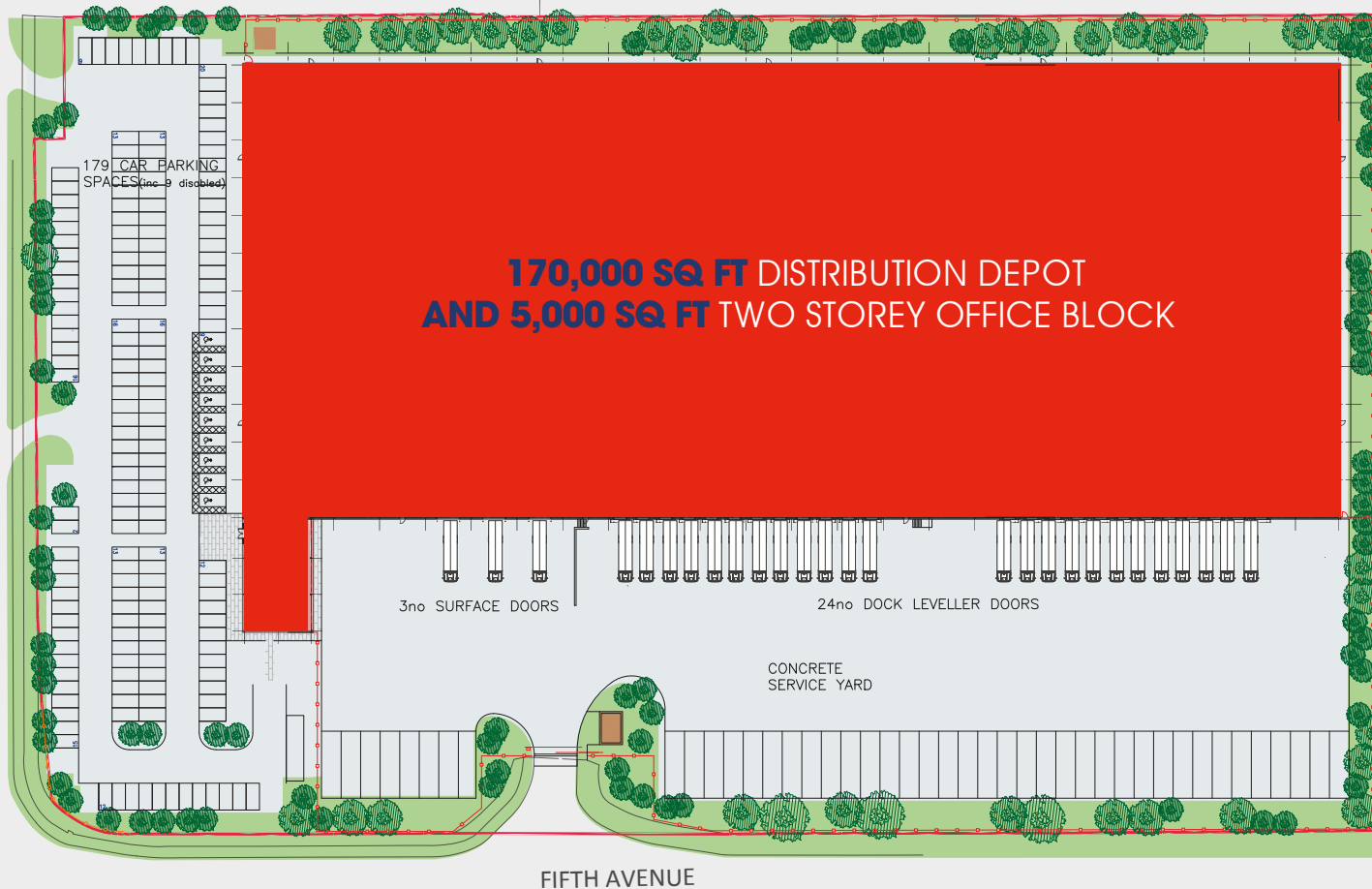
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WESTINGHOUSE ROAD



ACCOMMODATION

	Sq ft	Sq m
Warehouse	170,000	15,793
Office	5,000	465
Total	175,000	16,258
Site	8.5 acres	3.43 hectares

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LOCATION

Union Square is prominently situated in the heart of Trafford Park on the corner of Fifth Avenue and Westinghouse Road.

Trafford Park is one of Europe's premier industrial estates comprising 1,300 acres. There are close to 3,000 occupiers in Trafford Park including Adidas, Kellogg's, Procter & Gamble, Norbert Dentressangle, GKN and DHL to name but a few.

[CLICK HERE FOR ROAD MAPS](#)



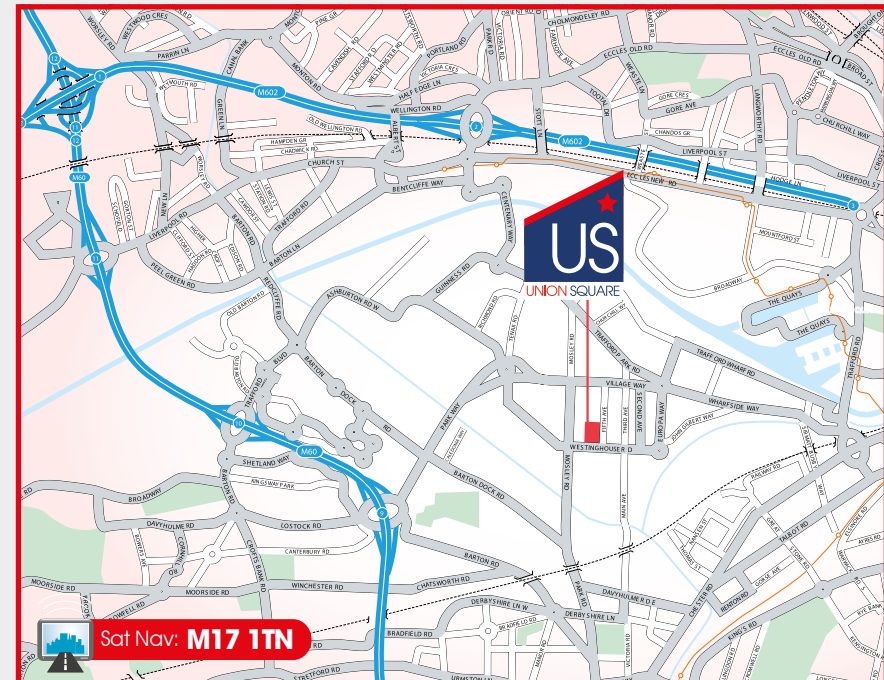
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DRIVE TIMES

Every major population centre, from London to Edinburgh, can be reached within a four hour drive, with travel distances as follows:

	MILES	MINS
City Centre	3.2	13
Manchester Airport	9.5	24
Liverpool	32.7	43
Leeds	49.8	60
Birmingham	82.5	100
London	206.6	240
Glasgow	212.6	220
Edinburgh	216.7	240



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TERMS

TERMS

The premises are available on a new lease. Rent on application.

VAT

All prices and rents are quoted exclusive of but may be liable to VAT at the prevailing rate

CONTACT

For further information or to arrange a viewing please contact the joint agents:

STEVE JOHNSON
steve@b8re.com



RICK DAVIES
rick@daviesharrison.com



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MARKETING



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