

TO LET

39,275 SQ FT (3,649 SQ M)

UP TO 42,750 SQ FT (3,972 SQ M)

ARK 39



**PLANNING
APPLICATION
APPROVED**

CGI image of the development

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

www.ark39trafford.co.uk



CGI image of the development



DESCRIPTION

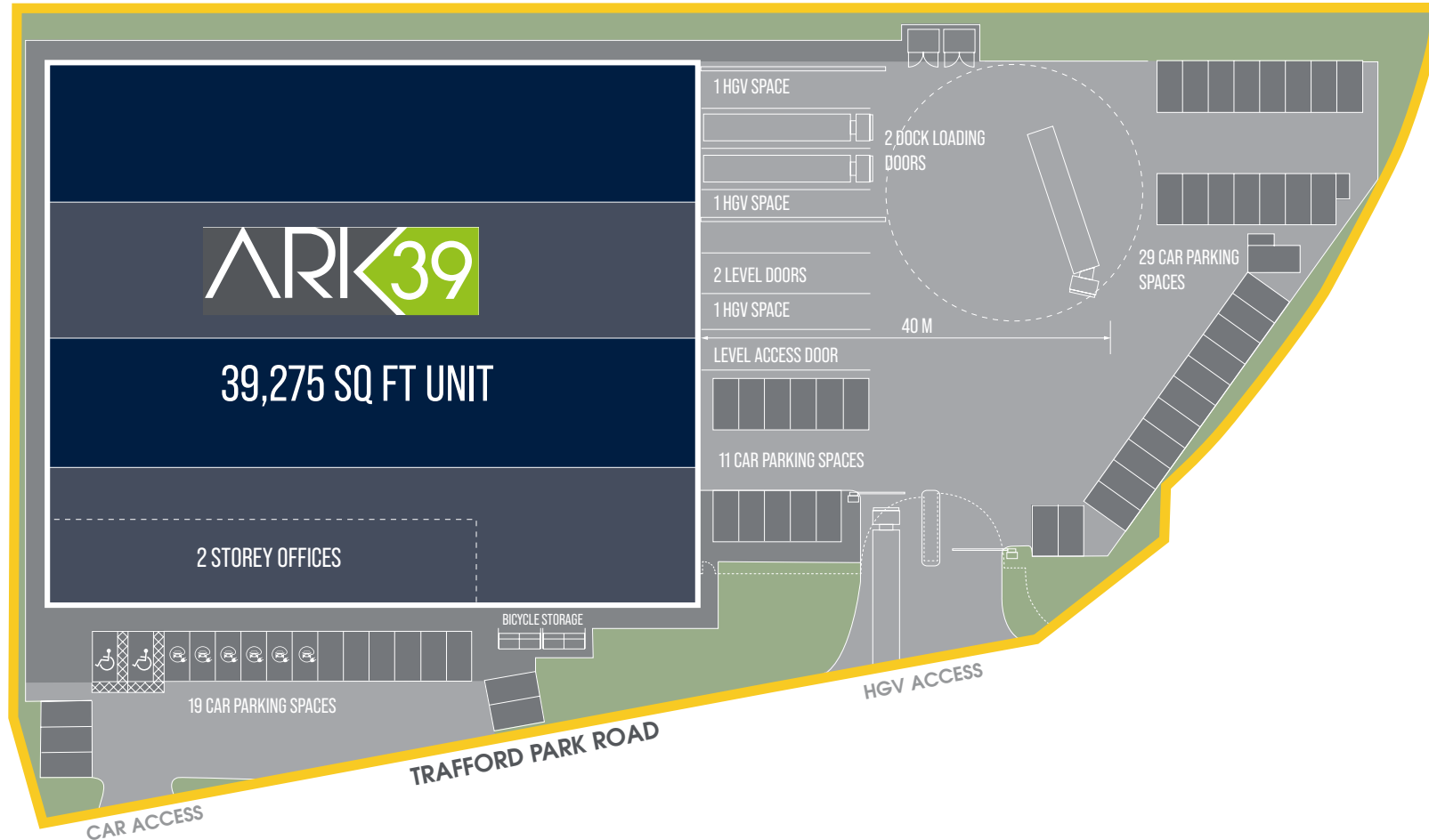
ARK39 is a new build modern distribution facility located in the heart of Trafford Park and within 4.5 miles of Manchester City Centre.

ACCOMMODATION

The building will be 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
Warehouse Ground Floor	34,872	3,240
Offices Ground Floor	930	86
Offices First Floor	3,474	323
Total Floor Area	39,275	3,972

Potential to extend offices at 2nd floor by 3,474 sq ft to provide overall 42,750 sq ft.



Up to 10 meter eaves



Up to 50 meter yard depth



2 dock and 2 level access loading doors



First floor offices



Ability to expand up to 42,750 sq ft



Up to 59 car spaces



6 EV charge points



Security gates



Cycle storage spaces



Targetting EPC 'A' and BREEAM Excellent

ARI 39

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



ARK 39

LOCATION

ARK39 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



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PLANNING

Full Planning Consent now approved for B2, B8 use. A copy of the planning consent can be provided on request.

EPC

EPC rating estimated to be 'A'

SUSTAINABILITY

Targetting

BREEAM[®]
EXCELLENT

TERMS

The unit is available on new full repairing and insuring lease. Quoting rents on application.

FOR FURTHER INFORMATION

Please contact the joint agents.



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