

THE
**TRAFFORD PARK
PORTFOLIO**



GUINNESS INDUSTRIAL ESTATE

**TRAFFORD PARK
MANCHESTER M17 1SD**

TO LET

TRADE COUNTER / INDUSTRIAL UNITS
2,700 & 3,296 sq ft (250.8 & 306.2 sq m) (GEA)

► **High profile**

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LOCAL OCCUPIERS

ATS	Euro Cell
Speedy Hire	Screwfix
Green Team	Icopal
Chloride-Exide	Pioneer Logistics
Evans Halshaw/Quicks	Britannia
Lindab	Soreen
TNT	SIG
Greggs	Adidas
Gask & Hawley	
UK Data Capture	

SPECIFICATION

- ▶ Fully refurbished
- ▶ Office accommodation
- ▶ Established location
- ▶ B1, B2 & B8 permitted use
- ▶ Secure yard available on selected units

DESCRIPTION

Guinness Industrial Estate is ideally suited to Trade Counter operators with units ranging from 2,700 & 3,296 sq ft. The majority of units have undergone extensive refurbishment including re-cladding, re-roofing and modernisation to the office accommodation.





- 15 minutes to Manchester International Airport
- Superb local amenities close by
- Easy access to the M60 and regional motorways
- 5 minutes to the nearest metrolink station



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COMMUNICATIONS

M60 J9	1 mile
M602 J2	1.9 miles
Trafford Centre	1.3 miles
Manchester City Centre	2.0 miles
Manchester Airport	9.4 miles

LOCATION

Guinness Trading Estate is ideally suited to Trade Counter operators with units ranging from 2,700 to 4,857 sq ft. The majority of units have undergone extensive refurbishment including re-cladding, re-roofing and modernisation to the office accommodation.

Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.



THE TRAFFORD PARK PORTFOLIO

The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to expand or relocate within the Trafford Park estate, there is a range of premises for you to consider, whilst at the same time building on your existing relationship with the owners and their advisers.

Please call for further details and current availability or visit the dedicated website www.traffordparkportfolio.com



FURTHER INFORMATION

For further information and arrangements to view the properties please contact the joint agents.



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