

FRASER PLACE

@ ELECTRIC PARK

TRAFFORD PARK
MANCHESTER M17 1HW

TO LET

Secure High Bay Warehouse Facility with
Partially Fitted Chill Store

208,000 sq ft (19,323 sq m)



SPEC.

WAREHOUSE

- 15m eaves height
- 65kN/m² (1,000 lbs/ft²) floor loading
- Portal framed construction
- 4 dock and 2 level access loading doors
- 19,100 pallet positions

CHILL STORE

- Controlled between +3 degrees and +10 degrees
- 12 dock and 1 level access loading doors
- 27,700 pallet positions

OFFICE

- 8,000 sq ft (743 sq m) 2 storey/ single storey offices/amenity areas
- Featured glazed entrance
- Perimeter trunking
- Cat II recessed lighting
- Carpet tiling
- Feature reception

EXTERNAL

- Extensive trailer parking
- Secure 50m goods yard
- 123 marked car spaces
- Gatehouses with 2 weigh bridges

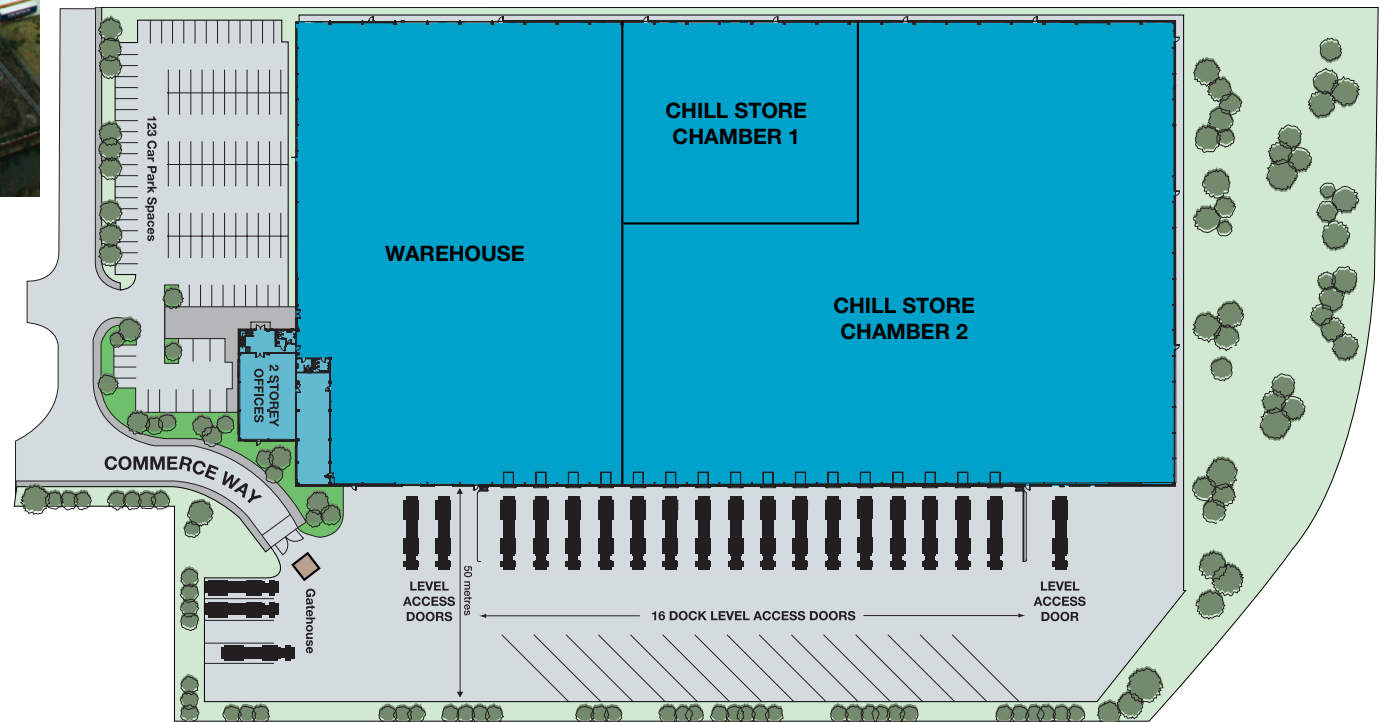




ACCOMODATION.

	SQ FT	SQ M
WAREHOUSE	75,120	6,979
CHILL STORE CHAMBER 1	19,456	1,807
CHILL STORE CHAMBER 2	105,424	9,794
2 STOREY OFFICE	8,000	743
TOTAL	208,000	19,323

SECURE
HIGH BAY
WAREHOUSE
FACILITY



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PLACE**

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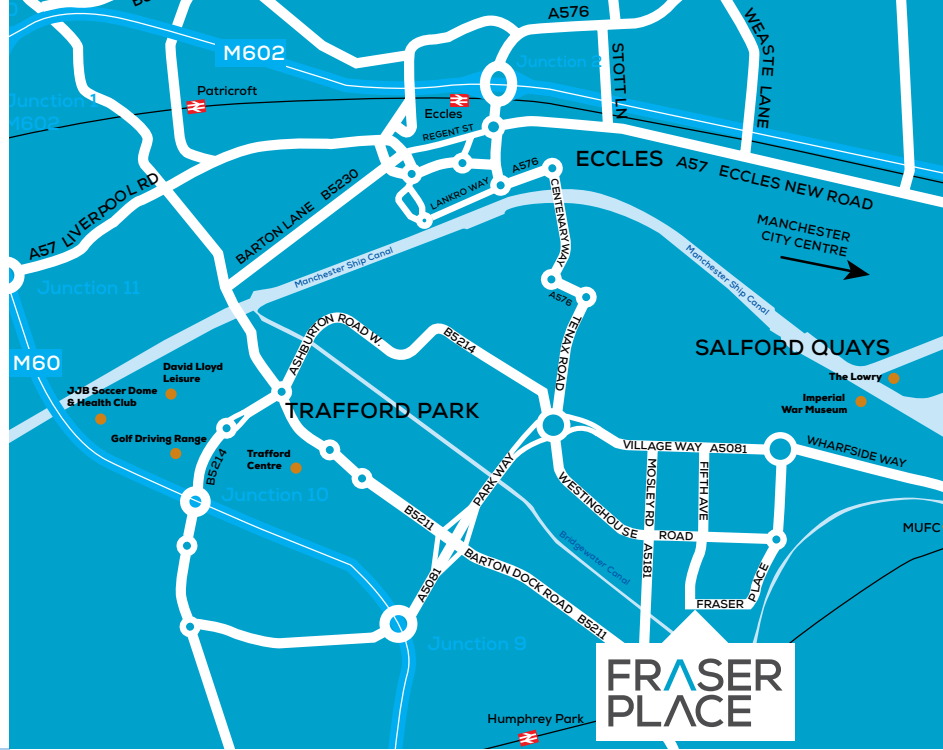
WHERE.

Trafford Park is one of Europe's largest dedicated industrial estates covering 1,300 acres and is home to over 1,425 companies, employing a workforce of some 46,000.

Major occupiers include Kellogg's, Proctor & Gamble, DHL and Tate & Lyle. The Park has benefited from massive public/private sector investment over the last 10 years involving new infrastructure and major new development initiatives.

- Access to 3 motorway junctions (J9 & J10, M60 and J2, M602).
- Home to Euro Terminal at Manchester International Freight Terminal.

Fraser Place is located in the heart of Trafford Park at the Europa Gate roundabout which links Westinghouse Road with Europa Way and John Gilbert Way. Electric Park has already attracted the national distribution centres for Kellogg's, L'Oréal, Associated British Foods, Adidas and Amazon, highlighting the strength of this location.



TERMS.

The property is held on a lease expiring July 2029.



DRIVE TIMES

	Distance (Miles)	Drive Times
Manchester City Centre	3.2	13 mins
Manchester Airport	9.5	24 mins
Liverpool	32.7	43 mins
Leeds	49.8	1 hr 1 min
Birmingham	82.5	1 hr 39 mins
London	206.6	4 hrs 4 mins
Glasgow	212.6	3 hrs 38 mins
Edinburgh	216.7	4 hrs 7 mins

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VIEW.

For further information or an appointment to view please contact the agents Savills.

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EPC.



This is how energy efficient the building is.



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