

150 TRAFFORD

M17 1SN

148,240 SQ FT TO LET

PRIME NEW BUILD
WAREHOUSE / INDUSTRIAL FACILITY



UNDER CONSTRUCTION
WITH COMPLETION SCHEDULED FOR AUTUMN 2024

ASHBURTON POINT, LONGBRIDGE ROAD,
TRAFFORD PARK, MANCHESTER, M17 1SN

A development by **GRAFTONGATE**





TRAFFORD 150

M17 ISN

TRAFFORD 150 AT ASHBURTON POINT IS A NEW 148,240 SQ FT INDUSTRIAL / WAREHOUSE UNIT SITUATED IN THE HEART OF TRAFFORD PARK.

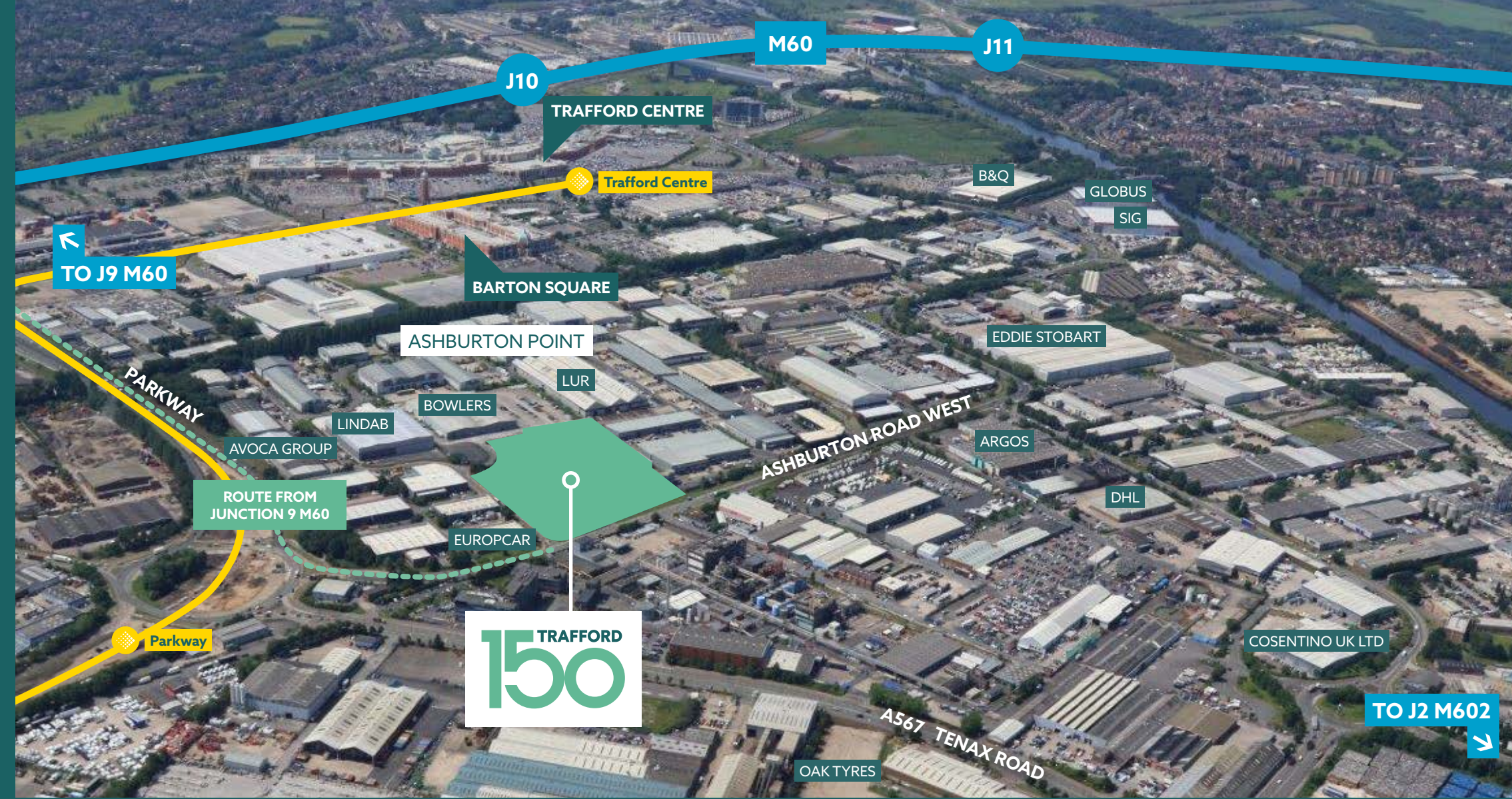
Ashburton Point is located on Wheel Forge Way, off Ashburton Road West, less than four miles from Manchester city centre. Strategically located close to Junction 9 & 10 of the M60 and Junction 2 of the M602, the development sits adjacent to Bowlers Exhibition Centre.

Construction is now underway with completion scheduled for Summer 2024.

NEARBY OCCUPIERS



BE IN GOOD COMPANY



QUICK ACCESS TO JUNCTION 9 AND JUNCTION 10 OF THE M60



400M FROM METROLINK STATION



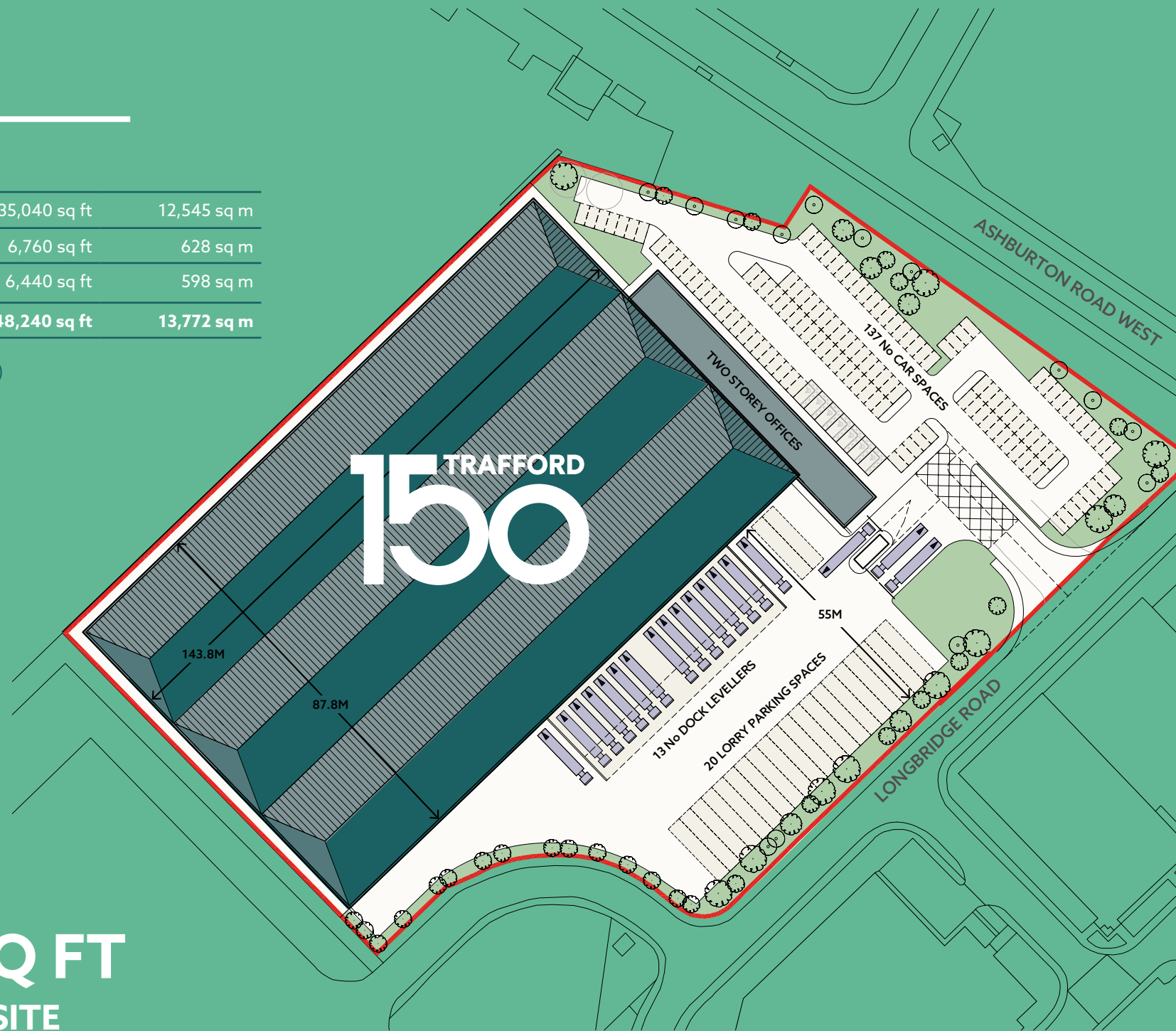
FULLY SECURED SITE AREA

ACCOMMODATION

WAREHOUSE	135,040 sq ft	12,545 sq m
FIRST FLOOR OFFICES	6,760 sq ft	628 sq m
GROUND FLOOR OFFICES	6,440 sq ft	598 sq m
TOTAL	148,240 sq ft	13,772 sq m

On a site area of 6.831 acres (2.764 ha)

148,240 SQ FT
ON A 6.831 ACRE SITE



SPECIFICATION

- 15m clear internal height
- 13 dock level loading doors
- 2 level access loading doors
- 50kN / sq m floor loading
- High quality, fully fitted 2 storey offices
- 55m deep service yard with trailer parking
- 137 car parking spaces
- Up to 30,404 pallet capacity
- Self contained, secure site
- 1 MVA - power supply

ESG CREDENTIALS

BREEAM®

BREEAM Excellent rating.

A+

The scheme is targeting an EPC rating of A+

17,000 sq ft of PV panels on the roof (Producing an estimated 336,000kWh/annum)

Bike storage facilities together with showers and lockers.

14 EV individual charging stations will be installed, plus capacity for a further 28 EV charging stations.

Responsible sourcing of materials is included in the tender specification, ensuring materials are procured with a high recycled content, where possible. This includes all timber, that must be reclaimed, recycled or procured in accordance with the UK Government's Timber Procurement Policy.

Rainwater harvesting tank.

Half hourly water metering and sub-metering.

Automated water leak detection system.

External seating and landscaped area to encourage occupants to access outdoor areas.

DISTANCES & TRAVEL TIMES

	Miles	Time
J9 M60	1	4 mins
J10 M60	1.5	5 mins
J2 M606	2	5 mins
Manchester International Freight Terminal	2	7 mins
Manchester City Centre	4	14 mins
Manchester Airport	10	14 mins
M6/M62 Intersection	12.5	18 mins
M6/M56 Intersection	17	30 mins
Port of Liverpool	38	50 mins
Leeds	49	57 mins
Birmingham	87	1 hr 38 mins
London	210	3 hrs 54 mins
Edinburgh	216	3 hrs 55 mins

FANTASTIC TRANSPORT CONNECTIONS



Home to the **LARGEST INLAND FREIGHT TERMINAL** in the North West



OVER 120,000 registered businesses located within a **30 MINUTE** drive time



9 MILLION SQ M of Business Space



METROLINK

The site's accessibility is enhanced by the Trafford Park Metrolink, which runs along Village Way. Parkway is the closest Metrolink station (400m), with linkages to the Trafford Centre, Manchester City Centre and the 93 stop network.



WITHIN A 60 MINUTE DRIVE TIME OF TRAFFORD 150:

Total population of **7.6 MILLION** people



3.78 MILLION people economically active

UNEMPLOYMENT RATE 2.7% (GB 2.4%)



Average wages **27% LOWER** than London

4 UNIVERSITIES within the local catchment area



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A development by

GRAFTONGATE



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