

**TO LET**

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

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

**ARK 39**



**PLANNING  
APPLICATION  
SUBMITTED**

CGI image of the development

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

[www.ark39trafford.co.uk](http://www.ark39trafford.co.uk)



CGI image of the development



## DESCRIPTION

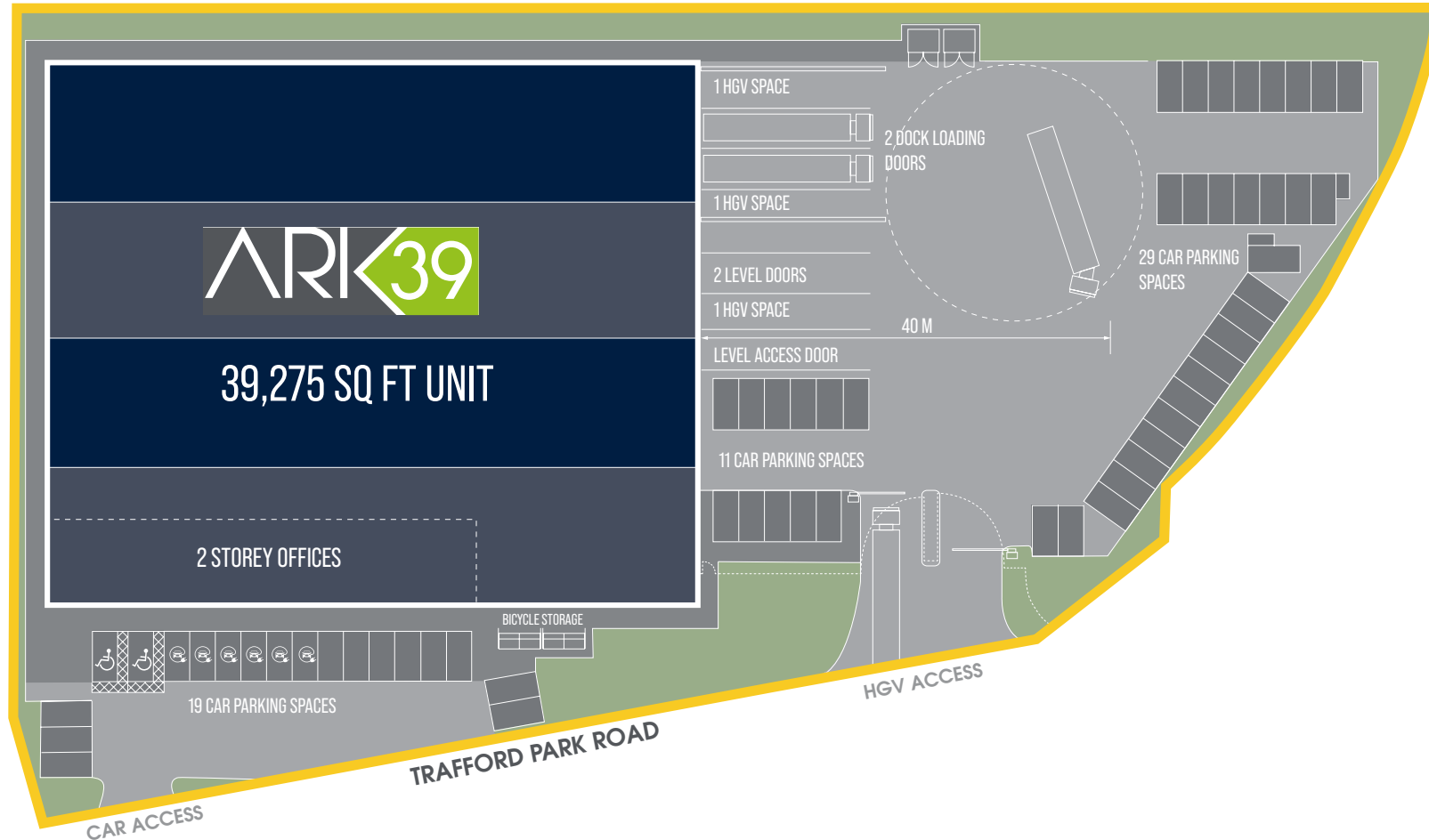
**ARK39** is a new build modern distribution facility located in the heart of Trafford Park and within 4.5 miles of Manchester City Centre.

## 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
<b>Warehouse</b> Ground Floor	34,872	3,240
<b>Offices</b> Ground Floor	930	86
<b>Offices</b> First Floor	3,474	323
<b>Total Floor Area</b>	<b>39,275</b>	<b>3,972</b>

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



EPC targetting '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



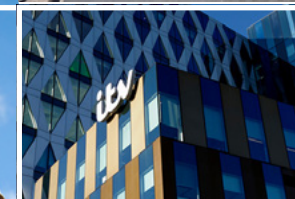
Easy access to the M602 and M60 motorways



Superb local amenities close by



5 minutes to the nearest Metrolink station



# ARK39

## 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



atomic.entry.major

what3words

## PLANNING

Full Planning Consent now secured 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**<sup>®</sup>  
**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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