



TRAFFORD CROSS
MANCHESTER · M60 J10/11

Two speculative industrial/logistics units

170,000 & 130,000 sq ft

- Immediate access to the M60, M62, M6 and Manchester City Centre
- Adjacent to Jct 10 & Jct 11 M60
- On site Q3 2022
- Completion Q3 2023

Logistics and industry come together perfectly at Trafford Cross

Ready to occupy Q3 2023

Trafford Cross is Greater Manchester's go-to logistics and industrial location

Adjacent to Trafford Park and with immediate access to the M60, Trafford Cross is ideally positioned to service industrial supply chains across the North West, North East and West Midlands.

Strategically situated to bridge the last mile logistics to Greater Manchester, Trafford Cross is one of very few brand new developments outside London capable of addressing more than 6 million consumers within 45 minutes by van.

Trafford Cross offers two speculative build industrial logistics units. The 130,000 and 170,000 sq ft opportunities will provide a flexible institutional grade platform suitable for a range of occupiers.

The development benefits from a well-established location, with public transport connections and amenities close by.

- Two speculative industrial / logistic units of 170,000 and 130,000 sq ft
- 1.4 MVA power site wide
- Immediately adjacent to Trafford Park
- Located between Jct 10 & Jct 11 M60
- 12 minutes to Manchester City Centre
- 39 minutes Port of Liverpool
- Major occupiers include DHL, GXO, Kellogg's, L'Oréal, Proctor & Gamble and Tate & Lyle



Grade-A Specification

The development at Trafford Cross will benefit from an institutional grade specification providing a versatile and efficient operational envelope.

Designed to target a BREEAM 'Very Good' rating and EPC A rating, standard Trafford Cross features include 15% roof lights, a mix of dock and level access doors, and a high quality Cat A office fit out.

Externally, generous goods yards are matched by separate car parks with covered bicycle storage and EV charging facilities.

Warehouse

- 12.5m & 15m clear eaves height
- 50kN/m² floor loading
- 1.4 MVA power site-wide
- 15% roof lights
- Dock and level access doors

Sustainability

- Target BREEAM 'Very Good'
- Target EPC A rating
- EV charging points
- Solar PV ready roofs


External

- 47m concrete goods yards
- 2.4m security fencing and gates
- Security lighting
- Separate car parking

Office and Convenience

- High quality Cat A fit out
- Suspended ceilings
- Raised floors
- VRF air conditioning
- 8 person lift

Specification overview

 12.5M & 15M CLEAR EAVES HEIGHT	 STANDARD & EURO DOCK DOORS	 LEVEL ACCESS DOORS
 50KN/M ² FLOOR LOADING	 47M GOODS YARD	 SEPARATE CAR PARKING
 TARGET BREEAM 'VERY GOOD'	 CAT A OFFICE FIT OUT	 EV CHARGING POINTS
 1.4 MVA POWER	 15% ROOF LIGHTS	 SECURE YARD

traffordx.co.uk





Masterplan

TX170

Warehouse	14,671 sq m	157,919 sq ft
Offices 1st Floor	1,418 sq m	15,260 sq ft
Total GIFA	16,089 sq m	173,179 sq ft

- 12 Standard dock doors
- 4 Euro dock doors
- 2 Level access doors
- 855 kVA power supply
- 125 Car parking
- 15m Clear Eaves Height
- 7 Electrical vehicle charging points
- 16 Covered cycle parking
- 24 Trailer parking
- 7 motorcycle parking bays

TX130

Warehouse	10,744 sq m	115,644 sq ft
Offices 1st Floor	1,014 sq m	10,910 sq ft
Total GIFA	11,757 sq m	126,555 sq ft

- 8 Standard dock doors
- 2 Euro dock doors
- 2 Level access doors
- 580 kVA power supply
- 141 Car Parking
- 12.5m Clear Eaves Height
- 7 Electrical vehicle charging points
- 16 Covered cycle parking
- 24 Trailer parking



TRAFFORD CROSS MANCHESTER · M60 J10/11

Trafford Cross is one of very few opportunities able to address both central London and the Scottish Borders with a single HGV journey.

Trafford Cross provides superb multimodal access to local, national and international markets. The site offers a growing choice of rail freight interchanges, plus an international airport and a deep sea port close by.

HGV drive times

MOTORWAYS	MILES	HR:MIN
M60 J10	2	0:04
M60 J11	1	0:01
M6 J21A	10	0:13

CITIES	MILES	HR:MIN
Manchester City Centre	8	0:12
Liverpool	29	0:35
Sheffield	51	1:18
Leeds	47	0:52
Birmingham	86	1:36
London	200	3:41

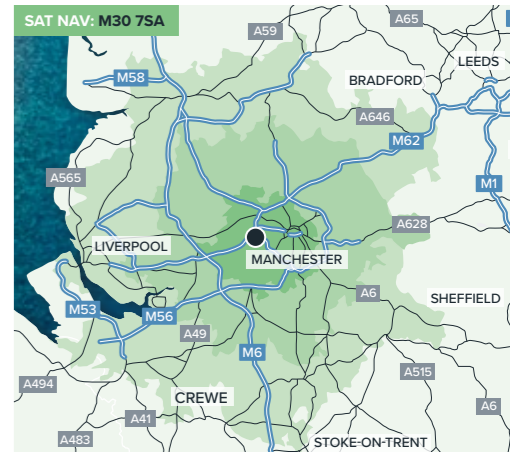
AIRPORTS	MILES	HR:MIN
Manchester Airport	26	0:36
Liverpool John Lennon	30	0:45
East Midlands	70	1:44

SEA PORTS	MILES	HR:MIN
Liverpool	35	0:44
Holyhead	114	1:55
Hull/Immingham	101	1:39
Bristol	166	2:53

UK HGV DRIVE TIMES MAP

- Up to 1.5 hrs (6,899,018 people)
- Up to 3 hrs (23,162,982 people)
- Up to 4.5 hrs (37,057,013 people)

Source: drivetimemaps.co.uk



LAST MILE / DRIVE TO WORK MAP

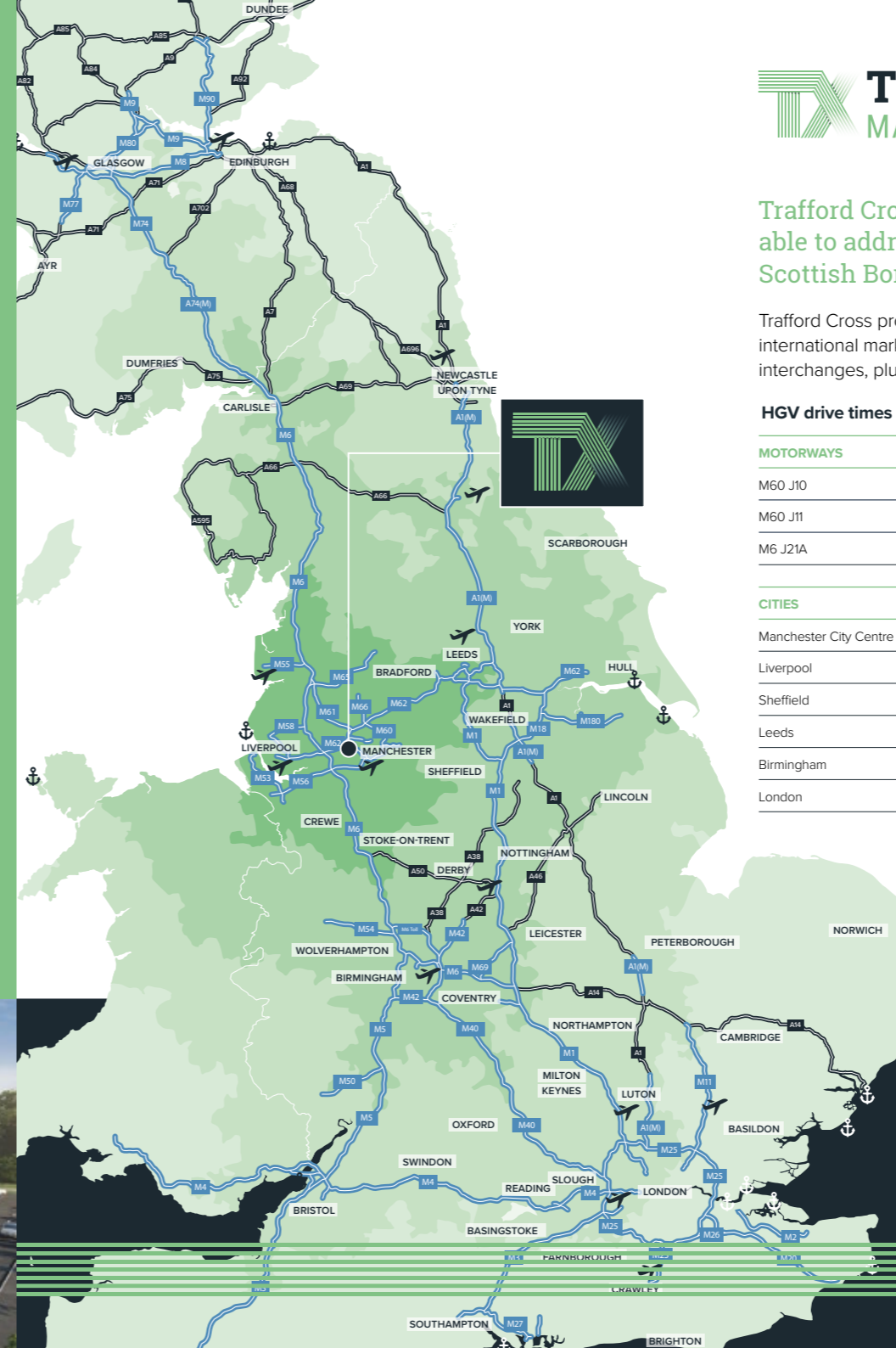
- Up to 15 mins (129,814 people)
- Up to 30 mins (1,177,720 people)
- Up to 45 mins (3,156,885 people)

37.6m
consumers within
4.5 hours by HGV

6.1m
consumers within
45 minutes by van

12 mins
from Manchester
City Centre

39 mins
from Port of Liverpool



Greater Manchester: brightest light of the Northern Powerhouse



2.85 million population
Source: NOMIS 2020



Manufacturing generates
**£8 billion of economic
output per year**
Source: HM Government June 2019

**Over 124,000
businesses**
Source: HM Government June 2019

Advanced manufacturing base with
**strengths in materials
and textiles, chemicals,
and food and drink**
Source: HM Government June 2019



Greater Manchester GVA: **£73.4 billion**
Source: Statista 2019



Port of Liverpool handles
**32 million tonnes
of cargo annually**
Source: Department of Transport 2020

Demographics

Trafford Cross calls upon a workforce ideally suited to manufacturing and distribution, with large numbers already employed in both sectors.

Wages are competitive when compared to regional and national averages, aided by the large number of people actively looking for jobs.

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The second largest regional UK economy after Greater London



1,388,800 people
are economically active in Greater Manchester



98,400 people
want a job

Source: NOMIS December 2021

Aligned trades in Greater Manchester

GREATER MANCHESTER	PEOPLE	%	UK %
Manufacturing	105,000	7.9	7.9
Transportation and Storage	73,000	5.5	5.1

Source: NOMIS 2020



Gross Weekly Pay

SALFORD	NORTH WEST	UK
£574.90	£575.80	£612.80

Source: NOMIS 2021



Cole Waterhouse is committed to using both established and innovative approaches to development, investment and management.

We seek to ensure ESG is an integrated part of our approach across the business and our projects, from concept to completion.

There are two distinct parts to the business: Logistics; Residential.

Within the Logistics sector we target existing and future transport hubs and sustainable tri-modal connectivity locations.

In Residential we operate in major urban centres such as London, Manchester, Birmingham and Leeds where we deliver a range of projects from medium to large mixed-use residential regeneration and student schemes.

We also have experience in other more opportunistic investment and management ventures.



**1.1m sq ft speculative development
at Phase 1 Konect62, Yorkshire**
Development by Cole Waterhouse



Phase 1

The go-to location for Greater Manchester



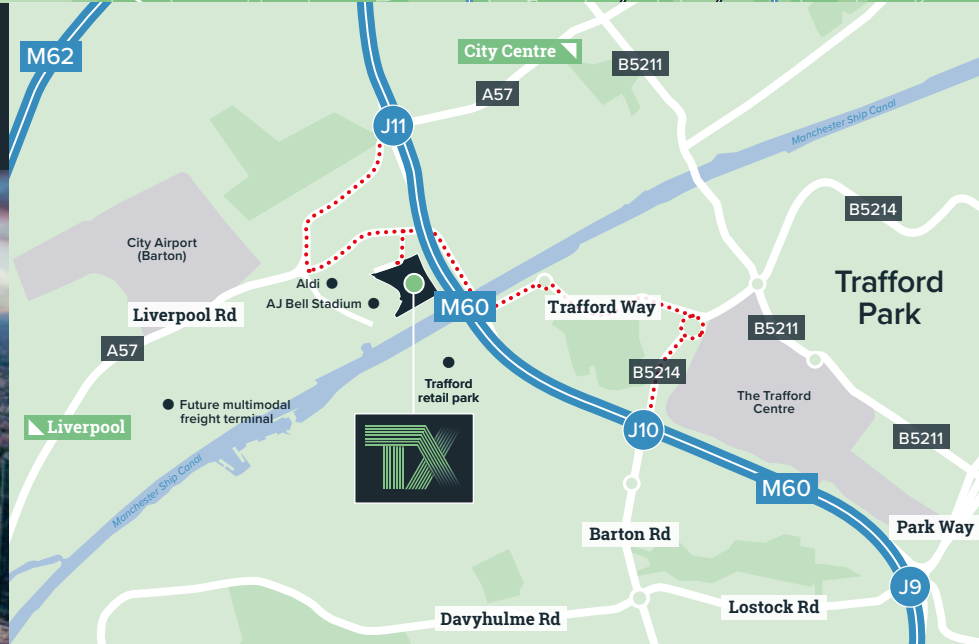
SAT NAV: M30 7SA

12 mins

from Manchester City Centre

39 mins

from Port of Liverpool



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MANCHESTER · M60 J10/11

SAT NAV: M30 7EY

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A development by



COLEWATERHOUSE
REAL ESTATE

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