



CUSHMAN &  
WAKEFIELD

PRIME REDEVELOPMENT OPPORTUNITY  
IN THE HEART OF TRAFFORD PARK WITH  
SHORT-TERM INCOME

The logo for TENMAT, consisting of the word "TENMAT" in a bold, yellow, sans-serif font. The text is framed by two horizontal white lines, one above and one below the letters.

TENMAT

ASHBURTON ROAD WEST | TRAFFORD PARK | MANCHESTER M17 1TD

## THE OPPORTUNITY

- The site is held **Freehold**.
- Rare opportunity to acquire a **prime 9.18-acre redevelopment site** in the heart of Trafford Park.
- **Prominently located on Ashburton Road West** one of the main thoroughfares through Trafford Park.
- **Excellent connectivity by road and public transport.** The Trafford Park Metrolink extension opened in 2020 and is nearby, and the site is within a **5 minute drive of 2 junctions of the M60 motorway** and within **5 miles of Manchester City Centre**.
- The site is **well established for industrial uses** and Trafford Council have previously been supportive of redevelopment.
- There is a requirement for a **short-term leaseback until December 2022** to accommodate the tenant's move to a new facility.
- **Scarcity of land and limited development pipeline** in Trafford Park combined with **strong market fundamentals** make this an **excellent opportunity**.





BARTON BRIDGE

11

M60

10

TRAFFORD BOULEVARD

MANCHESTER SHIP CANAL

TO J9

M60

intu Trafford Centre

B&Q

Globus GROUP

BARTON DOCK ROAD

storebox

SIG

COSTCO

SUPREME IMPORTS

Quaker Houghton

ASHBURTON ROAD WEST

ISO TANK

ROYCE TRADING ESTATE

pyramid Display Materials

The Growth Company

EBS

NASH ROAD

TENMAT

Eddie Stobart

National Windscreens

Sealogical

BROADOAK BUSINESS PARK

United Utilities

Duncan Reeds LAMINATE FABRICATORS

KERRY LOGISTICS

ASHBURTON ROAD WEST

LUR

HUKTRA EUROPEAN LOGISTICS

Denmans REHEL GROUP

ASTRA BUSINESS PARK

GUINNESS POINT

GUINNESS ROAD

## LOCATION

Manchester has 7 million people living within a one-hour drive from the city centre, making it the largest travel to work area of any conurbation outside London.

The Greater Manchester economy has doubled in size since 2000, recording an annual GVA of over £71bn in 2018. The city of Manchester significantly outperforms the UK average GVA per head at £44,177 versus £28,729 (2018 ONS).

The city is thriving as a global brand, well known for its sport, culture, education and commerce and is the third most visited city in the UK.

In February 2020, Manchester was recognised as Europe's 5th best large city for business and has also been recognised by the Economist's Global Liveability Index as the best UK city to live in every year since 2011.

Manchester has the largest regional millennial population in the UK as well as the largest student population in Europe, with over 100,000 students across 4 universities.

The city boasts an impressive graduate retention rate of 51.5%, second only to London in the UK, providing a large supply of talent to the employment market and underpinning the city region's appeal to business.



*'Manchester has 7 million people living within a one-hour drive'*



## CONNECTIVITY

Location	Distance (miles)	Drive time (mins)
M60 Junction 10	1.2	4
M60 Junction 9	1.7	5
M602 Junction 2	1.8	5
Manchester City Centre	4	12
Manchester Airport	10	14
M6 Junction 21a	13	24
Liverpool	30	50
Leeds	50	58
Birmingham	80	90
London	190	185

*‘Excellent connectivity by road and public transport’*



## VIA METROLINK (from Parkway)

Trafford Centre	6 minutes
Salford Quays	18 minutes
Media City	25 minutes
Manchester City Centre	22 minutes
Manchester Piccadilly	28 minutes
Manchester Airport	58 minutes



## CATCHMENT POPULATION

30 minutes drive	3.5m
45 minutes drive	6.0m
60 minutes drive	7.0m

**‘Prominently located on Ashburton Road West one of the main thoroughfares through Trafford Park’**

**SITUATION**

The property is centrally located in Trafford Park on Ashburton Road West. Trafford Park was the first purpose built industrial park in the world and to this day it remains one of the largest industrial parks in Europe.

Trafford Park is home to over 1,300 businesses employing over 35,000 people and is globally recognised as a hub of excellence and for the diverse array of businesses in occupation, including:

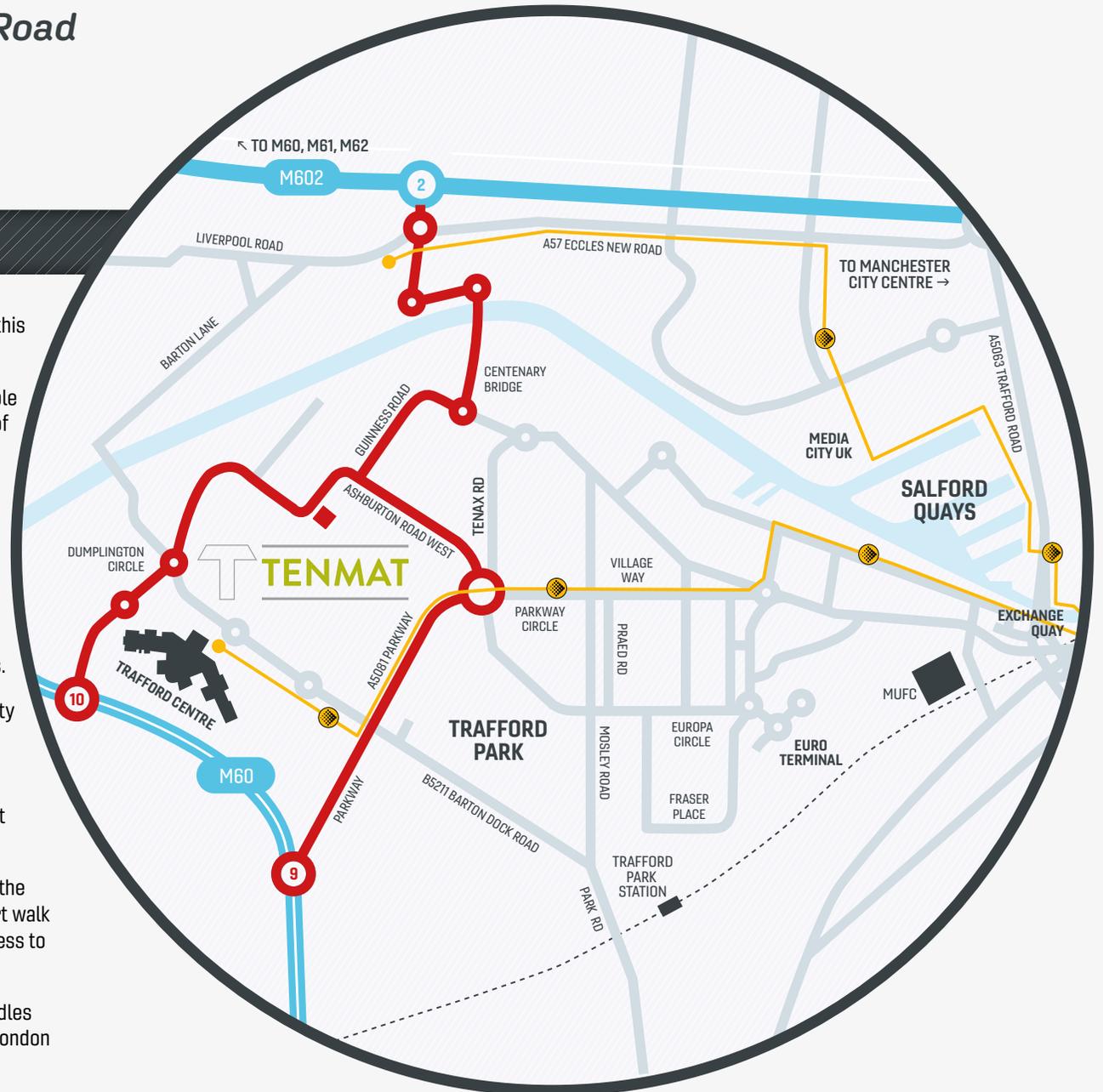


There are over 120,000 registered businesses located within a 30-minute drive from Trafford Park and over 99.5% of properties in the area are now connected to superfast broadband with Trafford Park also benefiting from ‘The Loop’, a fibre network able to deliver ultrafast connectivity up to 10Gb/s.

Trafford Park is located approximately 3 miles to the west of Manchester City Centre and provides excellent access to the north west region’s motorway network and key arterial roads. Junction 2 of the M602 is 1 mile to the north and Junctions 9, 10 and 11 of the M60 ring road are within 1.7 miles. The M60 motorway provides access to the M56 and Manchester International Airport which is 10 miles to the south.

The hugely successful Metrolink network has recently been enhanced with the completion of the Trafford Park line in 2020. The Property is now only a short walk from the Parkway stop located at Parkway Circle, providing convenient access to the Greater Manchester Metrolink network.

Trafford Park is also serviced by a dedicated rail freight terminal which handles approximately 20 daily services to and from Felixstowe, Southampton and London Gateway.





## DESCRIPTION

The site is dominated by the Main Factory Building with staff car park at the front. The site entrance is on Ashburton Road West with a small visitor car park located here. The factory itself is part single and part two storey with concrete floors and combination of wall cladding and brick walling to the external walls and steel angle roof trusses with corrugated asbestos cement roof cladding above. There is extensive plant / machinery throughout the factory. The unit has B2 consent.

The remainder of the site includes several smaller buildings and extensive paved areas and car parking. There is a water bore hole abstraction license relating to the water bore hole at the southern perimeter of the site. The license permits the abstraction of water for the purposes of manufacture and non-evaporative cooling all year round to a max quantity of 354,588 cubic metres per year.

**Electricity:** current Maximum Import Capacity is set at 1600 kva.

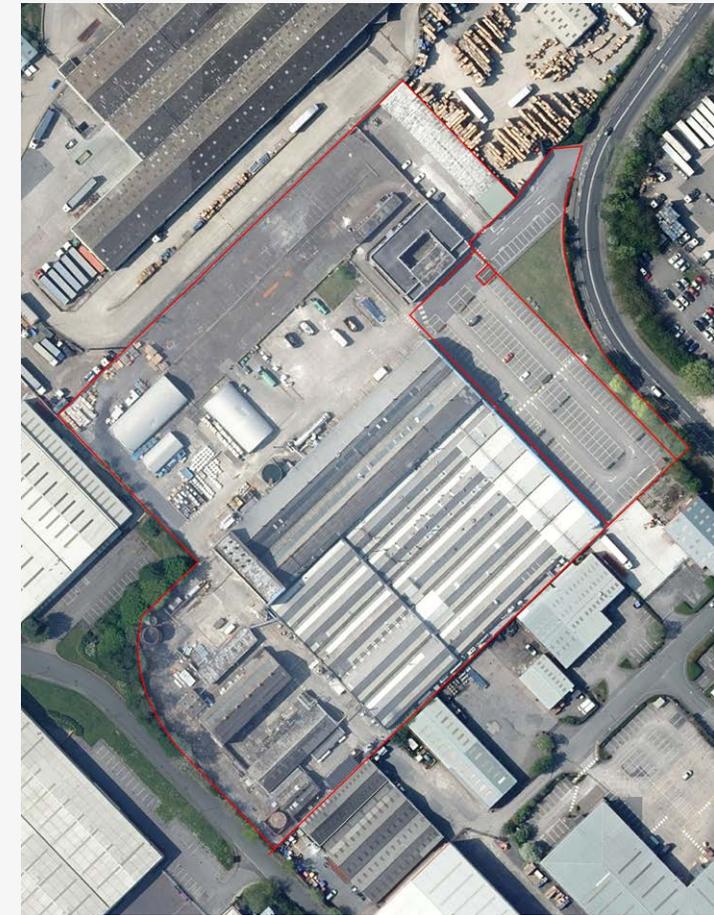
**Gas:** Currently 203 mm nb main with 30 mbar available pressure.

**Towns Water:** Size of main 4". (Bore Hole Water (on-site well))

***‘The site is well established for industrial uses and Trafford Council have previously been supportive of redevelopment’***



*'Rare opportunity to acquire a prime 9.18-acre redevelopment site in the heart of Trafford Park'*



### SITE AREA & TITLE

The site has a total area of 9.18 acres (3.715 hectares) with access being from Ashburton Road West to the north of the Property.

The site is held freehold under title numbers: GM758726, GM755290, MAN326297 and GM759087.

## PLANNING & REDEVELOPMENT

Upon Tenmat vacating the Property, there is excellent potential for a complete redevelopment of the property with scope to reformat the site by way of a single larger unit or split into an arrangement of smaller units.

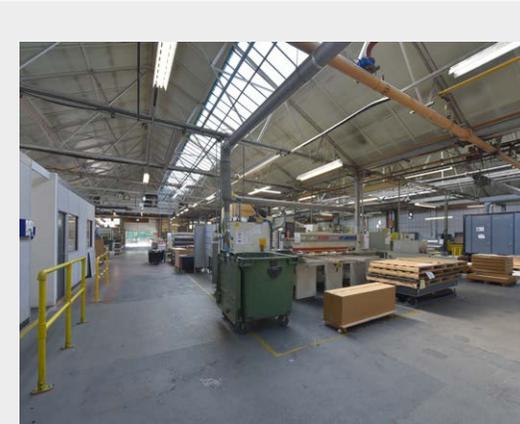
Trafford Council have previously been supportive of redevelopment at the site. The Council's pre-application response to former proposals' is available in the data room, however in summary use Class B2 (general industry), Class B8

(storage and distribution) operations (or equivalent sui generis uses), and any office or retail element to be ancillary to a wider Class B2/B8 use was considered acceptable in principle.

### TRAFFORD PARK PIPELINE

Land supply in Trafford Park is scarce and occupier demand for high quality new build space remains high. Currently there is a limited pipeline of new industrial development in the area.

*'Scarcity of land and limited development pipeline in Trafford Park combined with strong market fundamentals make this an exciting opportunity'*





## VAT

VAT will be charged at the prevailing rate.

## EPC

An EPC is available in the data room.

## DATA ROOM

A data room providing additional information is available on request.

## PROPOSAL

We invite interested parties to submit proposals having regard to Tenmat's short-term occupational requirements.

In order to discharge its legal obligations, including under applicable AML regulations, C&W will require certain information of the successful bidder. In submitting a bid you agree to provide such information when Heads of Terms are being agreed.

## CONTACTS

For further information or to arrange an inspection of the site please contact:-

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