

A Market Leading New Space At The Heart Of Trafford Park, Manchester

Centrepoint To Let



17,287 Sq Ft

Modern Industrial Unit Undergoing
an Extensive Refurbishment

Unit D, Centrepoint, Trafford Park, Manchester, M17 1AE

EPC A

EV Charging

Solar PV Panels

Full LED Lighting

CGI indicative only

The Fragrance Shop

GXO

FedEx Trade Networks

Blue Water Shipping UK

Amazon

Manchester City Centre

Screwfix

Brenntag UK Limited

Unit D

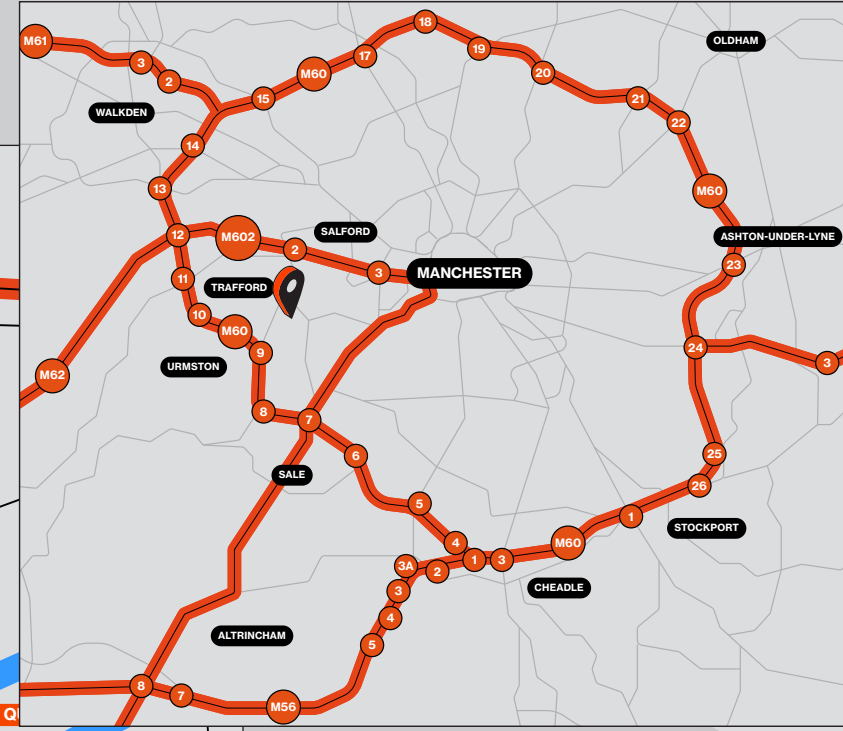
Motor Parts Direct

An Open Door To Opportunity



At The Heart Of Trafford Park

Motorways  Key Roads 
 Train  Metrolink 



Drive Times

M60 J9	3 minutes (1 mile)
M60 J10	5 minutes (2 miles)
M56 J3A	10 minutes (7 miles)
M62 J12	8 minutes (4 miles)
Manchester City Centre	10 minutes (3.5 miles)
Warrington	25 minutes (16 miles)
Liverpool	45 minutes (32 miles)
Leeds	1 hour (48 miles)
Manchester Piccadilly	15 minutes (5 miles)
Manchester Victoria	20 minutes (5.5 miles)
Manchester Airport	15 minutes (8.5 miles)
Port of Liverpool	50 minutes (38 miles)

A First Class Working Environment

Superior Specification

10% Office content with VRF heating/cooling

2 Level access doors with 25 metre turning circle

150KvA power supply

Up to 7.18m eaves

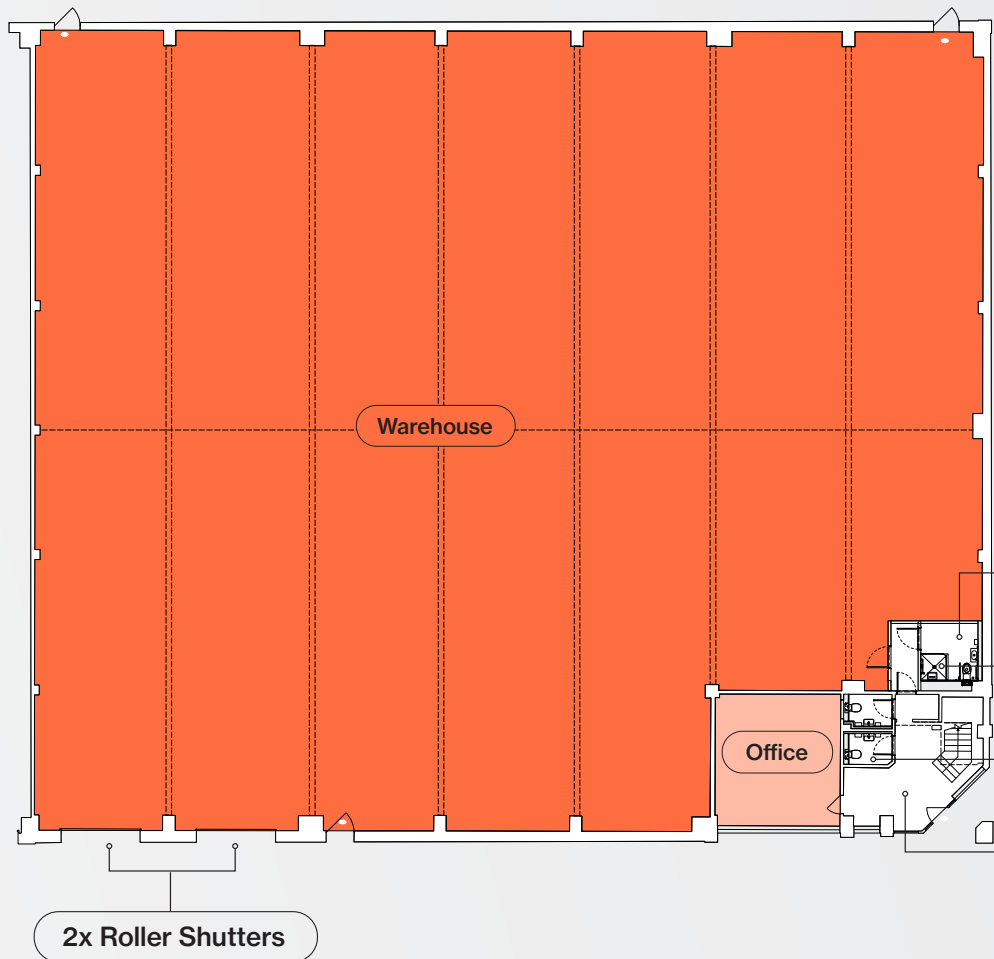
Large secured concrete yard area

Dedicated parking for 24 cars

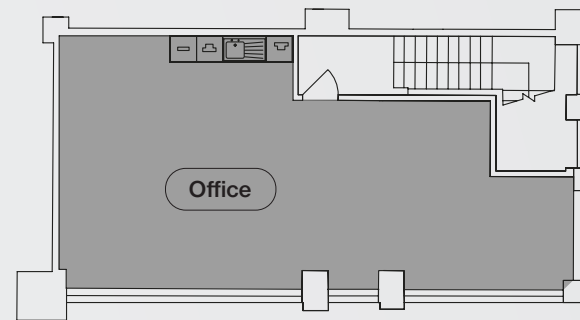
Market leading ESG focused refurbishment

Site Plan

Ground Floor



First Floor Office Space



Accessible WC

Shower

WC

Reception

Ground Floor

16,426 Sq Ft

1,526 Sq M

First Floor Office

861 Sq Ft

80 Sq M

Total

17,287 Sq Ft

1,606 Sq M

ESG Features

Improved environmental benefits and lower energy expenses for a more sustainable future.

Energy Performance Certificate

Targeting EPC A the highest energy efficiency rating for buildings.



PV Strategy



Occupiers can expect an annual saving of £8,500 based on 25p / kWh electricity unit rate (subject to all generation being used on site). This is based on the proposed 40 kWp system being installed and an annual energy generation of c.34,000 kWh.

Solar PV Panels



Roof mounted solar PV panels to assist in generating electricity, reducing energy costs.

LED Lighting



Energy efficient LED lighting used throughout the building.

10% Rooflight Coverage



Triple-layered rooflights with insulation covering 10% of the roof area and providing optimum natural light and energy efficiency.

Electric Vehicle Charging



Charge electric vehicles quickly and easily with our state-of-the-art charging stations.

End of Journey Facilities



End of journey facilities with secure bicycle storage, showers and change facilities.



Change Your
Point Of View



Centrepont

Unit D, Centrepont, Trafford Park, Manchester, M17 1AE

Modern Industrial Warehouse Unit of 17,287 Sq Ft Undergoing Extensive Refurbishment



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CAB Property**

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