

THE  
**TRAFFORD PARK  
PORTFOLIO**



# **GUINNESS INDUSTRIAL ESTATE**

**TRAFFORD PARK  
MANCHESTER M17 1SD**

## **TO LET UNIT 9**

**TRADE COUNTER / INDUSTRIAL UNIT  
4,857 sq ft (451 sq m) (GEA)**

► **High profile**

**GUINNESS INDUSTRIAL ESTATE**

TRAFFORD PARK MANCHESTER M17 1SD



**LOCAL OCCUPIERS**

- |                      |                   |
|----------------------|-------------------|
| ATS                  | Euro Cell         |
| Speedy Hire          | Screwfix          |
| Green Team           | Icopal            |
| Chloride-Exide       | Pioneer Logistics |
| Evans Halshaw/Quicks | Britannia         |
| Lindab               | Sreen             |
| TNT                  | SIG               |
| Greggs               | Adidas            |
| Gask & Hawley        |                   |
| UK Data Capture      |                   |

**SPECIFICATION**

- ▶ Fully refurbished
- ▶ Office accommodation
- ▶ Established location
- ▶ B1, B2 & B8 permitted use
- ▶ Secure yard available on selected units

15 minutes to Manchester International Airport
 Superb local amenities close by
 Easy access to the M60 and regional motorways
 5 minutes to the nearest metrolink station

**DESCRIPTION**

Guinness Industrial Estate is ideally suited to Trade Counter operators with units ranging from 2,700 & 3,296 sq ft. The majority of units have undergone extensive refurbishment including re-cladding, re-roofing and modernisation to the office accommodation.



## GUINNESS INDUSTRIAL ESTATE

TRAFFORD PARK  
MANCHESTER M17 1SD

### COMMUNICATIONS

M60 J9	1 mile
M602 J2	1.9 miles
Trafford Centre	1.3 miles
Manchester City Centre	2.0 miles
Manchester Airport	9.4 miles

### LOCATION

Guinness Trading Estate is a secure site with prominent frontage onto 3 separate roads within the heart of Trafford Park. The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.

Trafford Park is home to more than 1,400 businesses and is Europe's biggest industrial estate. It covers approximately 1,200 acres and represents one of the largest concentrations of industrial and warehousing space in the UK.

## THE TRAFFORD PARK PORTFOLIO



The Trafford Park Portfolio comprises the largest single ownership of industrial space within Trafford Park; Europe's biggest industrial estate covering over 1,200 acres and being home to more than 1,400 businesses.

Whether you are looking to move to or relocate within Trafford Park, there is a wide range of properties for you to consider within the extensive Trafford Park Portfolio.

Please call for further details and current availability or visit the dedicated website [www.traffordparkportfolio.com](http://www.traffordparkportfolio.com)



### FURTHER INFORMATION

For further information and arrangements to view the properties please contact the joint agents.



**Will Kenyon**  
will@b8re.com

**Anthony Mellor**  
anthony@b8re.com



**Andy Lynn**  
andrew.lynn@dtre.com

**Jack Weatherilt**  
jack.weatherilt@dtre.com

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.  
March 2022. RB&Co 0161 833 0555. www.richardbarber.co.uk