

VOLTAGE



PARK

TRAFFORD

5 UNITS AVAILABLE

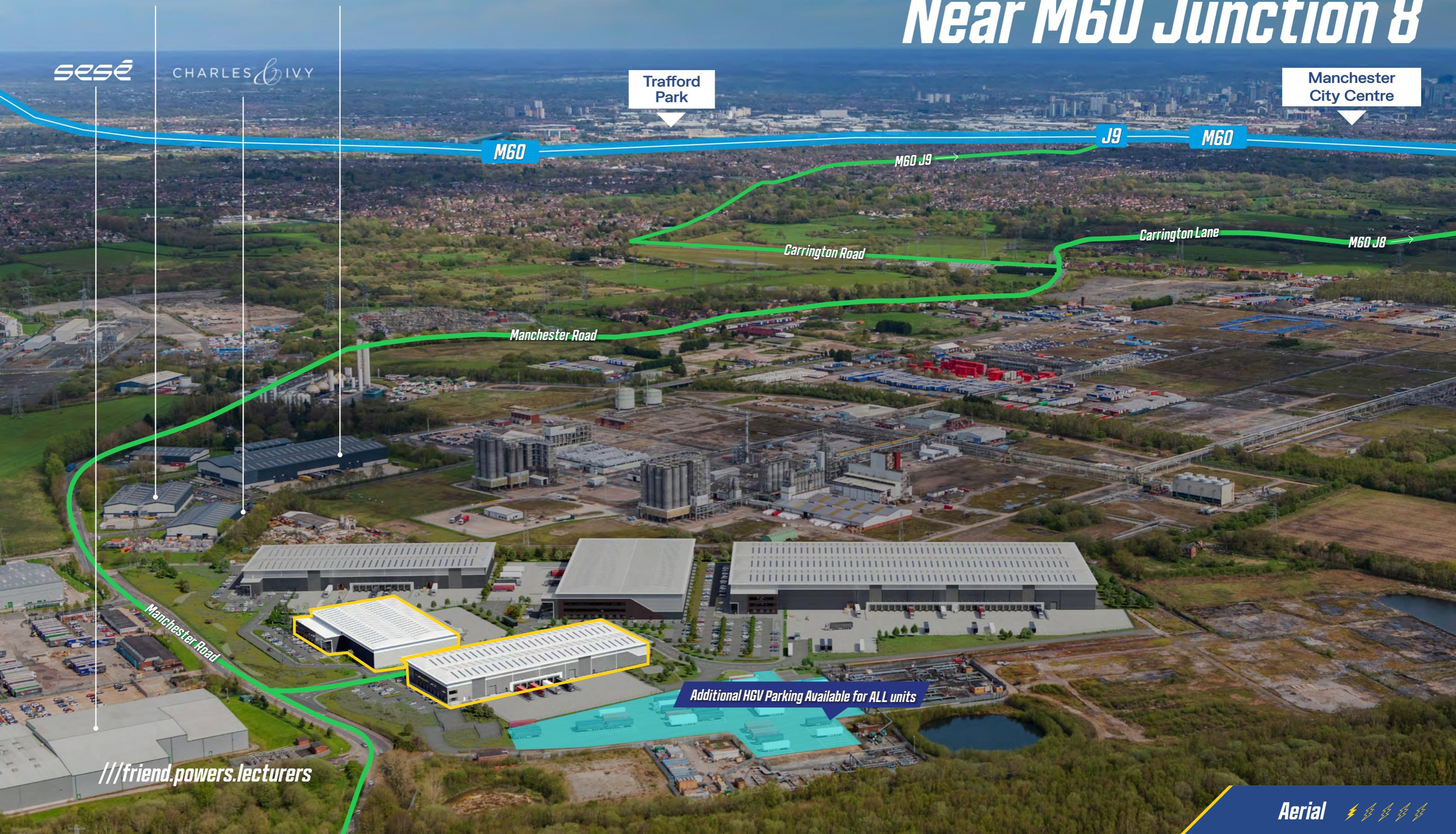
62,500 - 284,000 SQ FT

M31 4BR



PLP

Unlock the Power of its Strategic Location Near M60 Junction 8



VOLTAGE PARK



Unit 5 / 266,504 SQ FT

CGI for indicative purposes only



Key Features:



High-Quality Warehouse Units: Modern, purpose-built spaces set within a landscaped environment.



Up to 15m Clear Internal Height.



Dock Level and Level Access Loading.



Located in an established and sought after industrial area.



Main Road Frontage: Benefits from excellent visibility and easy access, with prominent frontage on Manchester Road.



Each unit includes 5-10% office provision, providing comfortable and functional workspaces, along with welfare facilities.



Additional HGV spaces available by separate negotiation.

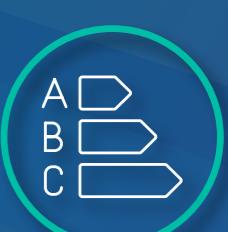


ESG Credentials:

PLP are committed to reducing both construction and operational carbon as part of their net-zero-ready strategy. Wherever appropriate, they will specify materials and products with lower embodied carbon, guided by Environmental Product Declarations (EPDs) or equivalent.



PV Panels.



Targeting EPC A Rating and BREEAM Excellent.



LED Lighting to Offices.



Up To 4.3MVA Available For The Site.



UNIT 1 - 106,075 SQ FT



9 Dock Level
Loading Doors



2 Level Access
Loading Doors



50m
Yard Depth



12.5m Clear
Haunch Height



97 Car Parking
Spaces



Power:
800 KVA



23 HGV
Parking Spaces



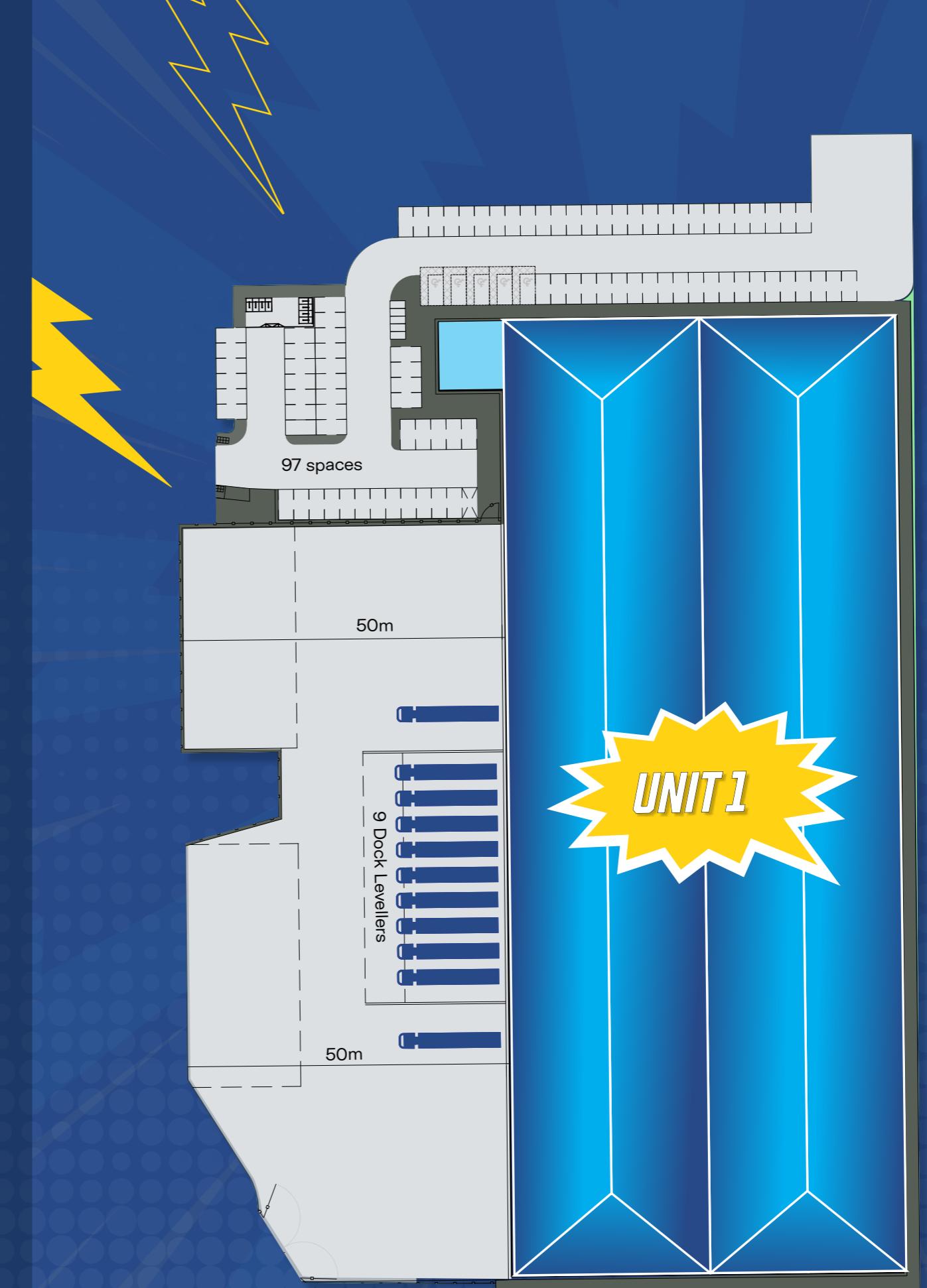
Plot Area
1.86Ha / 4.60A

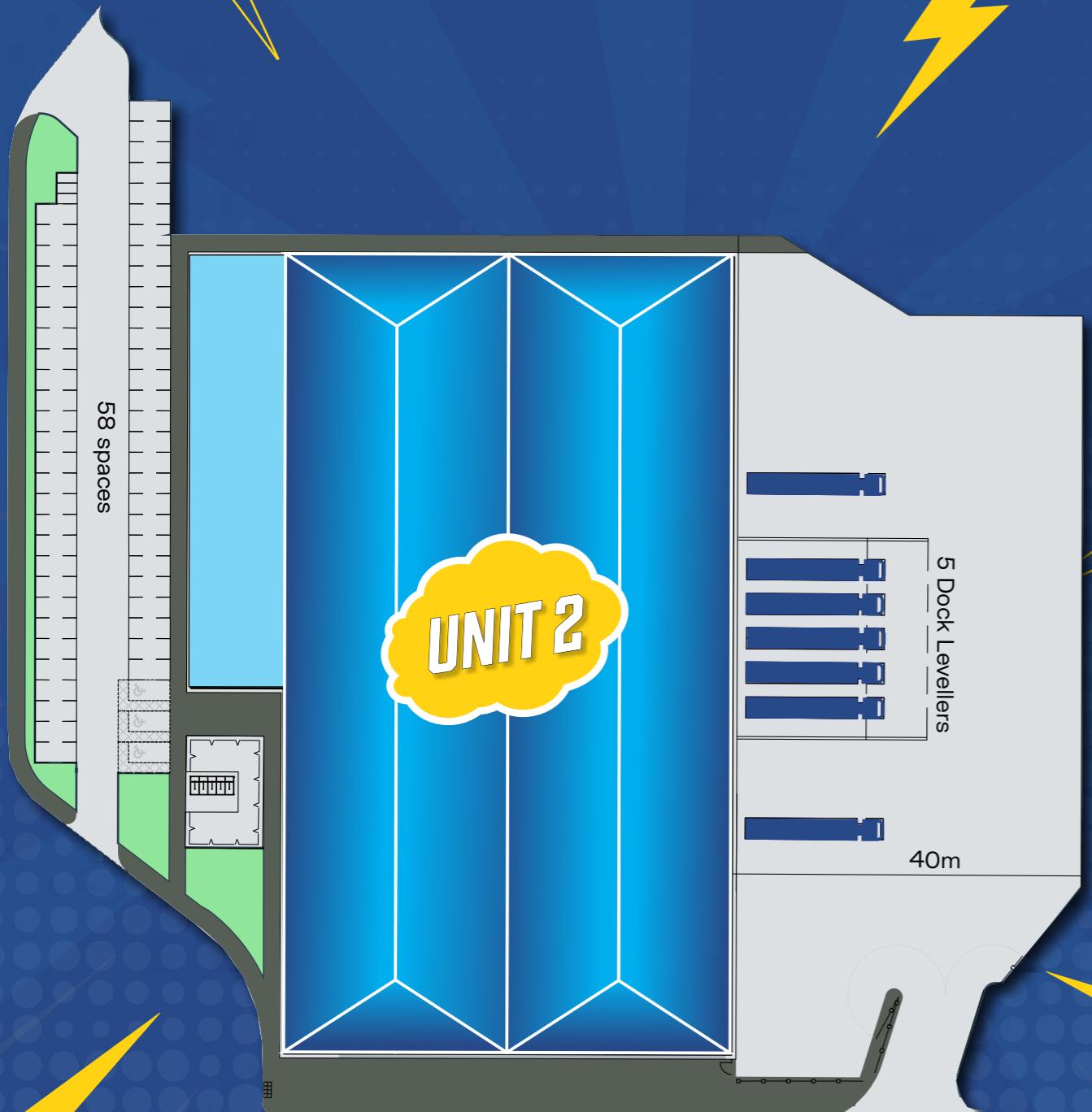
Accommodation

| | |
|------------------|----------------|
| Warehouse GIA | 99,725 |
| Offices GIA | 6,350 |
| Total GIA | 106,075 |



CGI for indicative purposes only





UNIT 2 - 62,487 SQ FT



5 Dock Level
Loading Doors



2 Level Access
Loading Doors



40m
Yard Depth



10m Clear
Haunch Height



58 Car Parking
Spaces



Power:
500 KVA



7 HGV
Parking Spaces

Accommodation

Warehouse GIA

56,902

Offices GIA

5,585

Total GIA

62,487



Plot Area
1.12Ha / 2.78A





UNIT 3 - 75,836 SQ FT



7 Dock Level
Loading Doors



2 Level Access
Loading Doors



50m
Yard Depth



10m Clear
Haunch Height



69 Car Parking
Spaces



Power:
500 KVA



26 HGV
Parking Spaces



Plot Area
1.36Ha / 3.37A

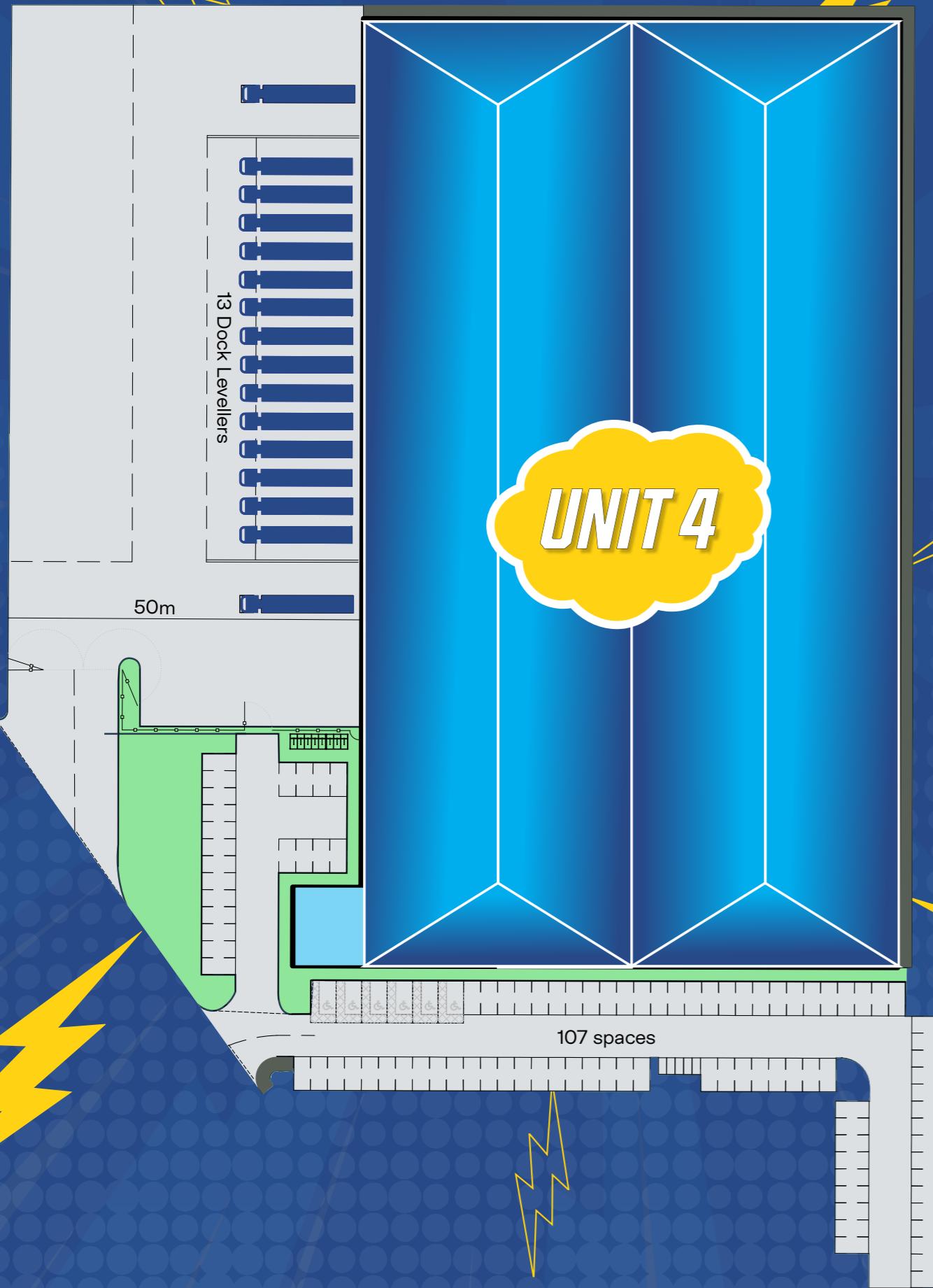
Accommodation

| | |
|------------------|---------------|
| Warehouse GIA | 70,241 |
| Offices GIA | 5,595 |
| Total GIA | 75,836 |



CGI for indicative purposes only





UNIT 4 - 118,750 SQ FT



| Accommodation | |
|------------------|----------------|
| Warehouse GIA | 107,500 |
| Offices GIA | 11,250 |
| Total GIA | 118,750 |

Plot Area 1.98H / 4.91A





UNIT 5 - 266,504 SQ FT



26 Dock Level
Loading Doors



2 Level Access
Loading Doors



55m
Yard Depth



15m Clear
Haunch Height



205 Car Parking
Spaces



Power:
1.7 MVA



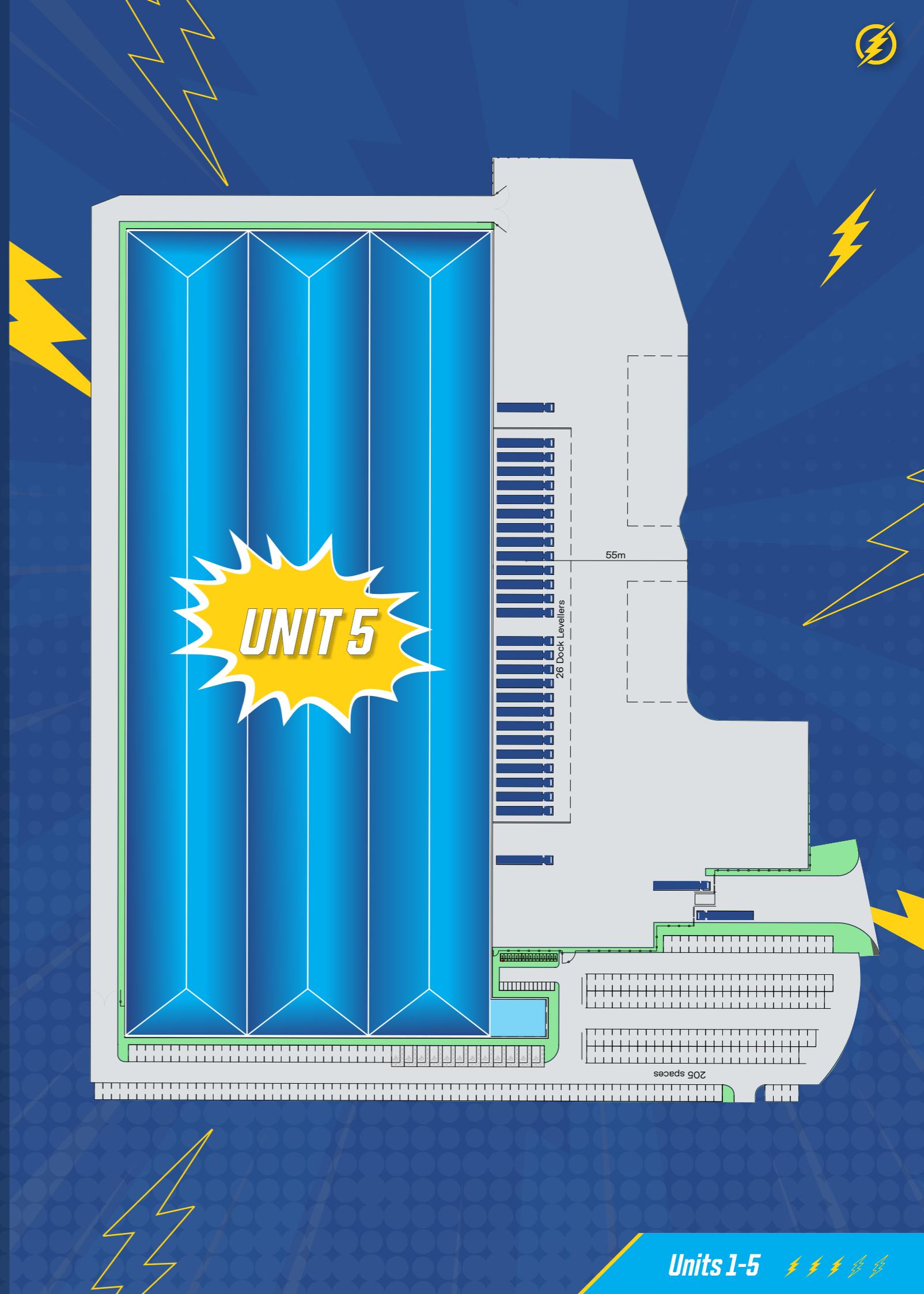
44 HGV
Parking Spaces



Plot Area
4.83Ha / 11.95A

Accommodation

| | |
|------------------|----------------|
| Warehouse GIA | 253,159 |
| Offices GIA | 13,345 |
| Total GIA | 266,504 |



Experience the Power of High-Quality Warehousing

We are pleased to present a new development of five high-quality industrial and warehouse units, strategically located in an established industrial location. Positioned close to Junction 8 of the M60 and prominently fronting Manchester Road, this development offers a unique opportunity for businesses seeking a prime South Manchester location within a short distance of Trafford Park.

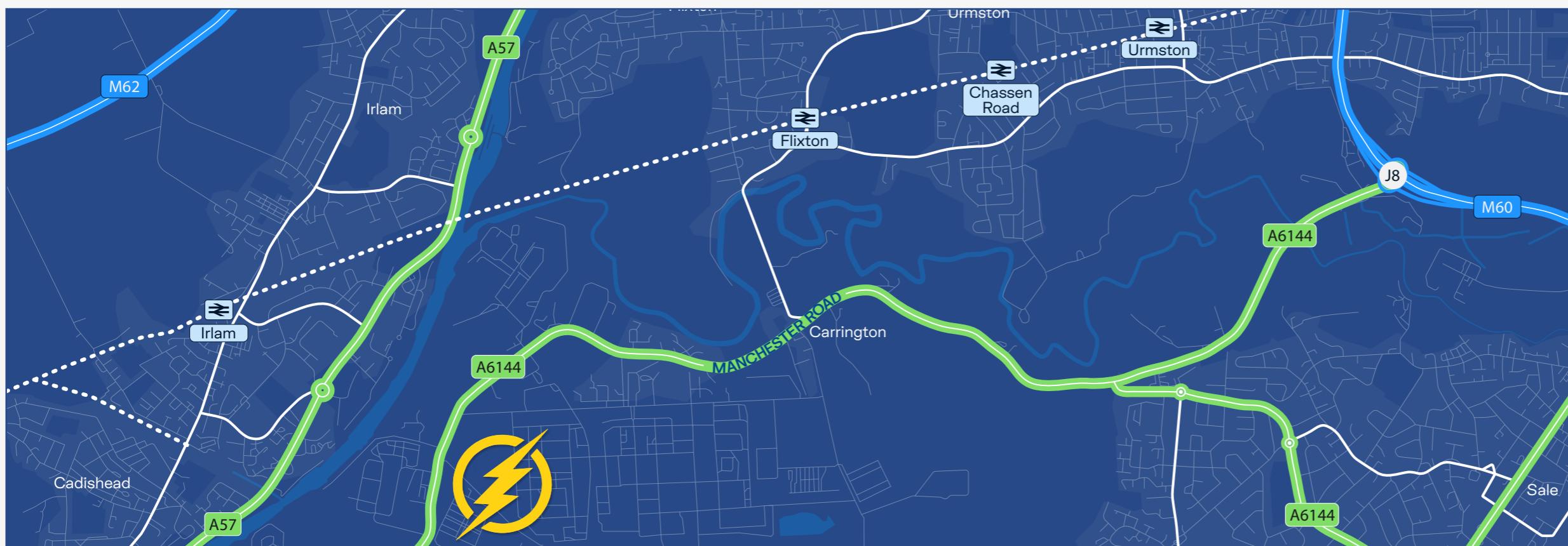
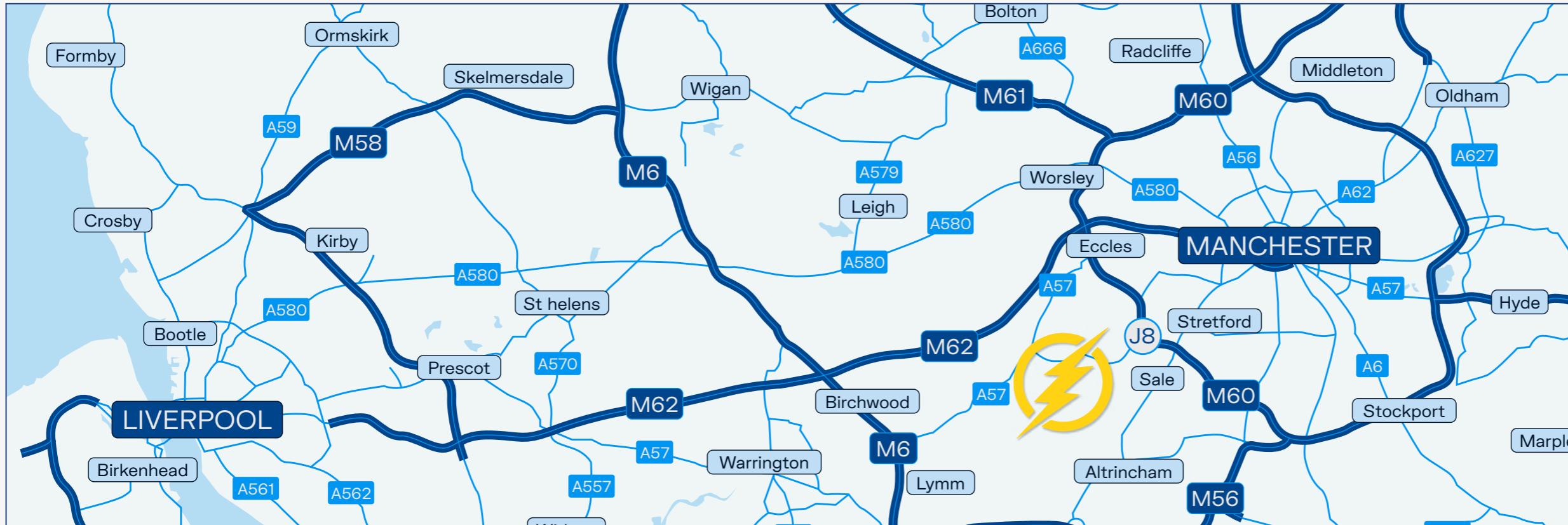


Location

Located in the prime industrial hub of Carrington, Trafford and fronting Manchester Road, Voltage Park offers seamless connectivity with its proximity to Junction 8 of the M60 Motorway. The scheme offers a unique opportunity to acquire space in the sought-after location of south Manchester and provides convenient access to the nearby towns of Sale, Altrincham and Hale as well as Manchester city centre itself. This development is ideally located for those businesses seeking a strategic position with excellent transport links, access to labour and proximity to local amenities including The Trafford Centre. Voltage Park stands out as a premier destination for industrial and commercial activity in the region.

| Location | |
|------------------------|-----------|
| M60 J8 | 4.0 Miles |
| Trafford Park | 6.1 Miles |
| M6/M62 | 6.4 Miles |
| Manchester City Centre | 9.1 Miles |

| Location | |
|--------------------|------------|
| Manchester Airport | 11.5 Miles |
| M6/M56 | 9.0 Miles |
| Liverpool | 27.9 Miles |



**2.3 MILLION PEOPLE
LIVE WITHIN
A 30-MINUTE DRIVE**



**THE TRAFFORD
BOROUGH HAS THE
HIGHEST PRODUCTIVITY
(GVA PER RESIDENT) IN
GTR MANCHESTER**



**Trafford's economy
is valued at approx.
£12.3 billion**



**11.4% EXPECTED
GROWTH IN TRAFFORD
BOROUGH BY 2040**

Location





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