

7 UNITS AVAILABLE, 62,500 - 383,213 SQ FT

VOLTAGE PARK

MANCHESTER

M31 4BR



///friend.powers.lecturers



CGI for indicative purposes only

Unlock the Power of its Strategic Location Near M60 Junction 8

Protective Packaging Ltd
Climatic Packaging Solutions



sesé

CHARLES & IVY

Trafford Park

Manchester City Centre

M60

J9

M60

J8

M60 J9

Carrington Road

Carrington Lane

Manchester Road

VOLTAGE PARK
MANCHESTER

PHASE 2

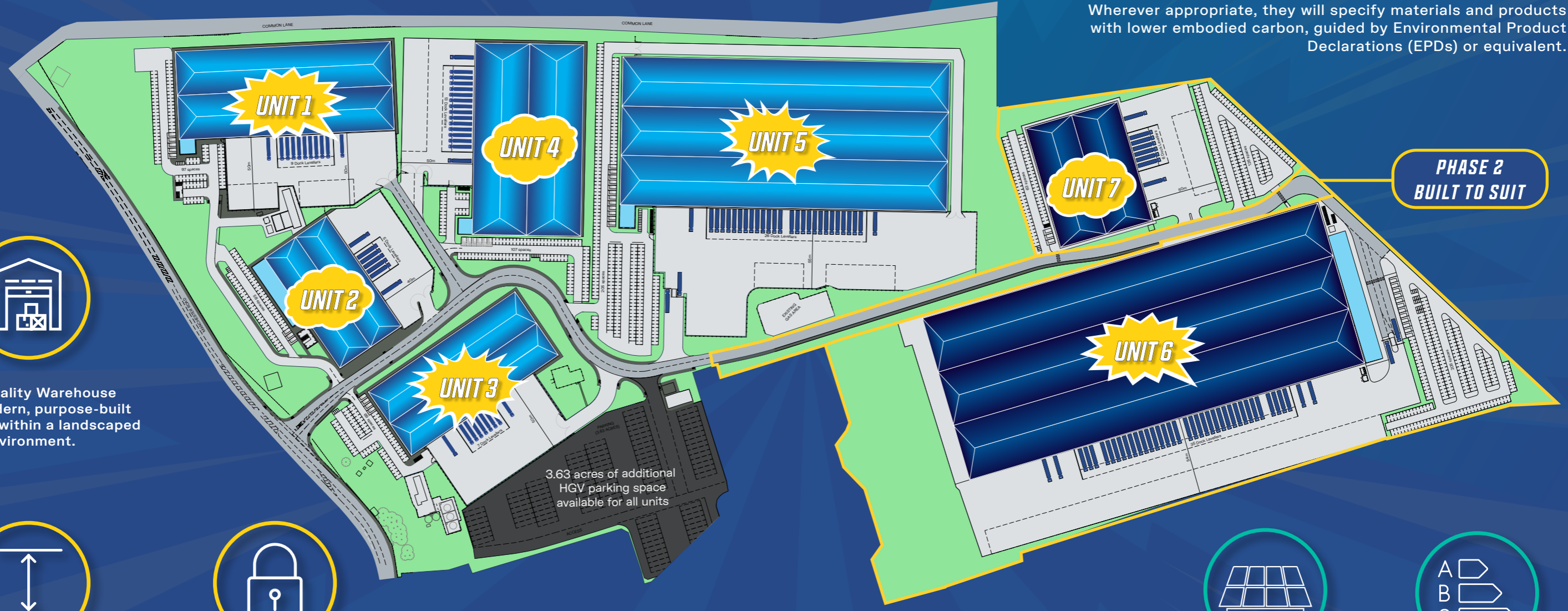
3.63 Acres of Additional HGV Parking Available for ALL units



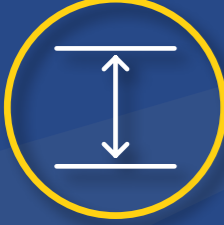
Key Features:

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.



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



Up to 15m Clear Internal Height.



Secure Yards: Each unit comes with its own secure yard, enhancing safety and operational efficiency.



PV Panels.



Targeting EPC A Rating and BREEAM Excellent.



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.



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



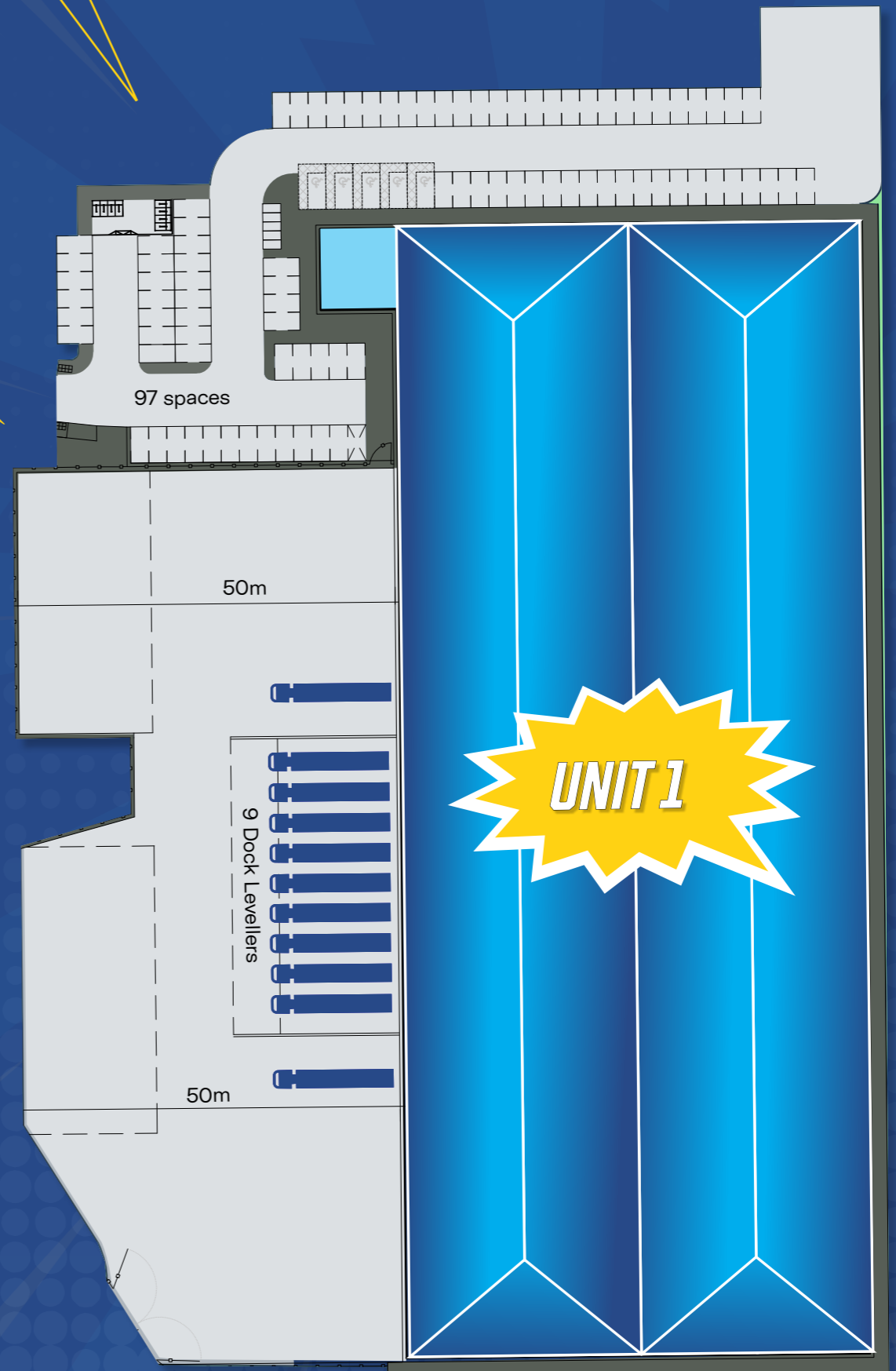
Plot Area
1.86Ha / 4.60A

Accommodation

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



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UNIT 2 - 62,487 SQ FT



5 Dock Level Loading Doors



2 Level Access Loading Doors



40m Yard Depth



10m Clear Haunch Height



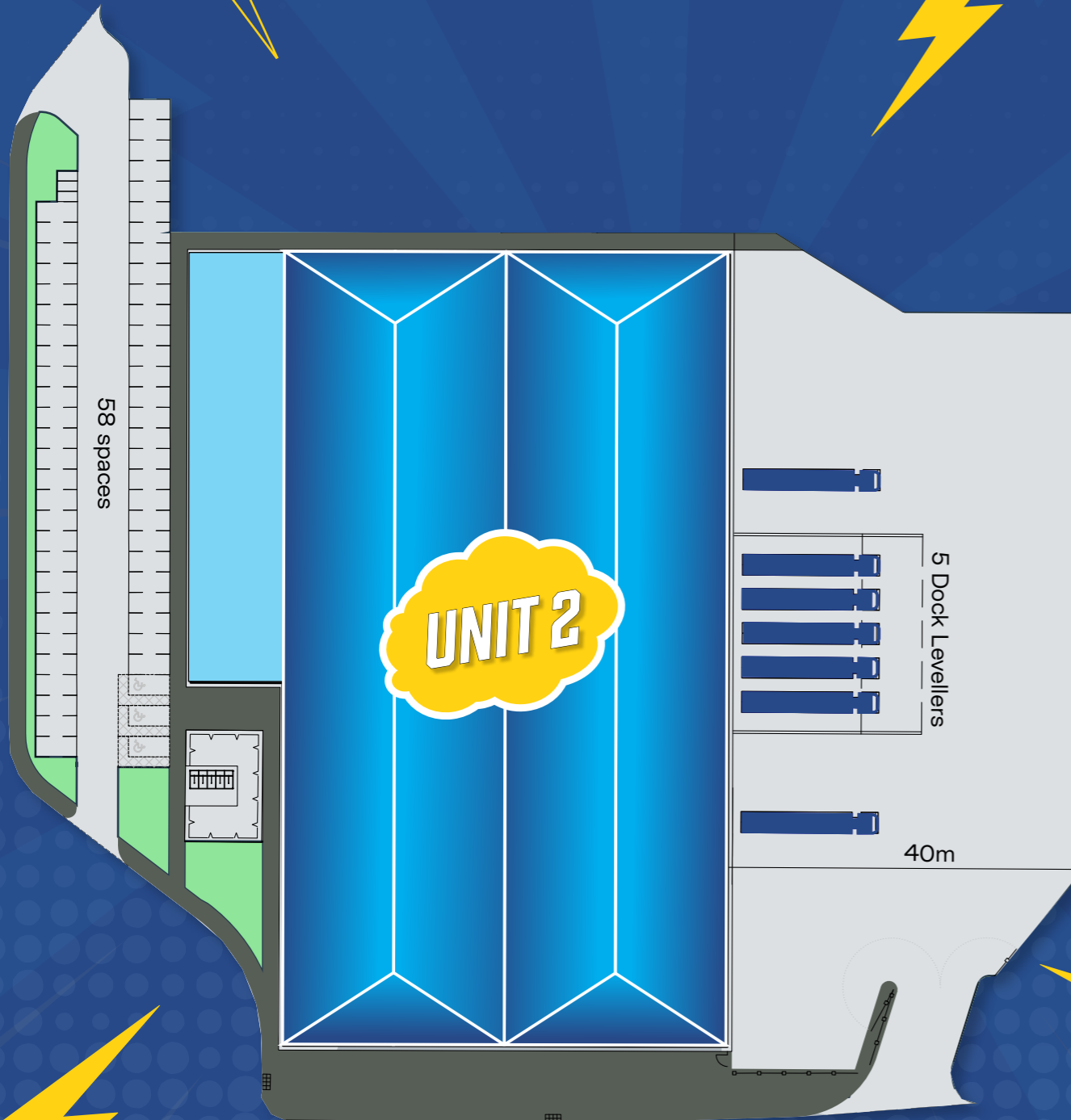
58 Car Parking Spaces



Power: 500 KVA



7 HGV Parking Spaces



Plot Area
1.12Ha / 2.78A

Accommodation

Warehouse GIA	56,902
Offices GIA	5,585
Total GIA	62,487





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

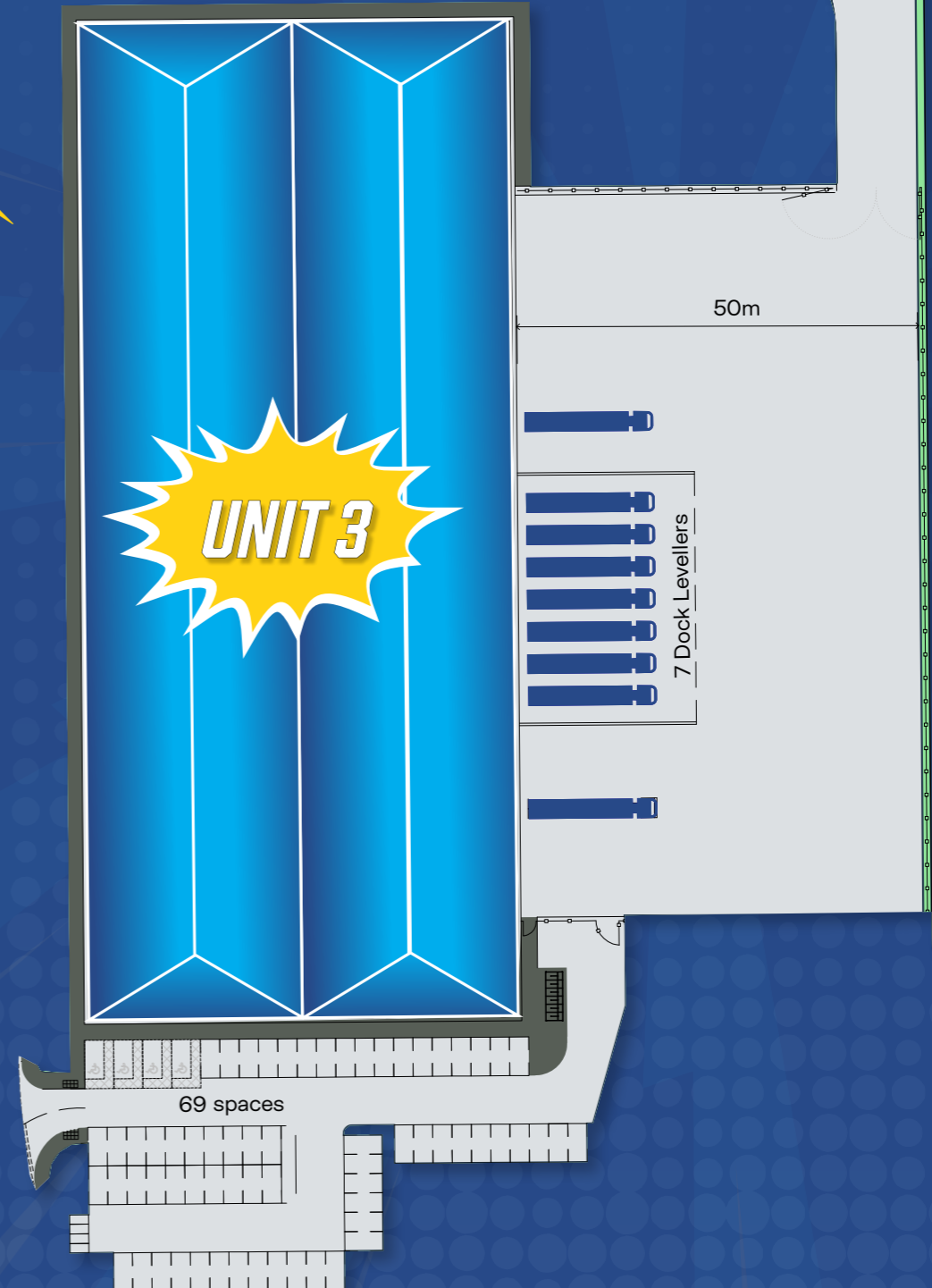
Warehouse GIA 70,241

Offices GIA 5,595

Total GIA 75,836



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UNIT 4 - 118,750 SQ FT



13 Dock Level Loading Doors



2 Level Access Loading Doors



50m Yard Depth



15m Clear Haunch Height



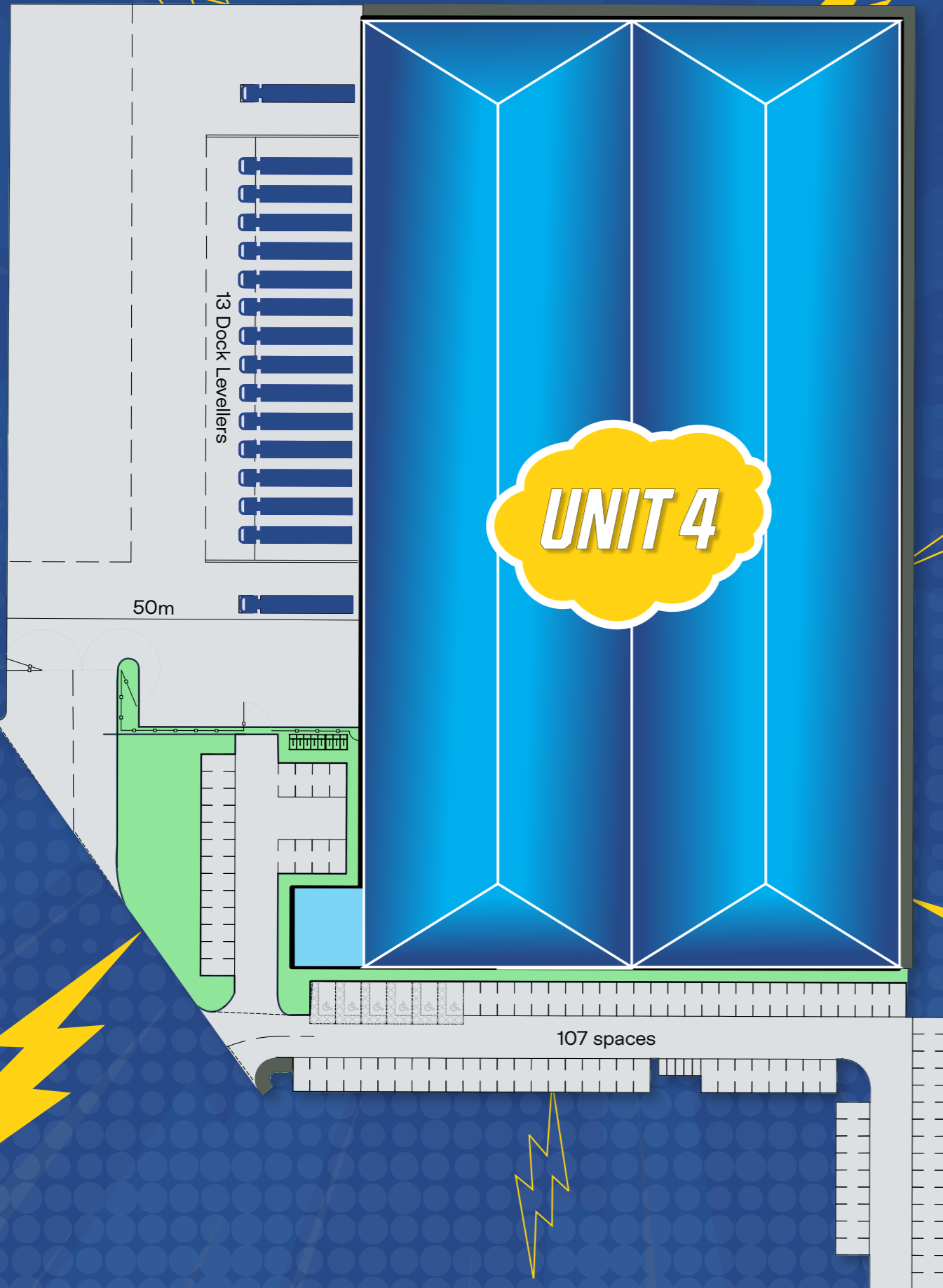
107 Car Parking Spaces



Power: 800 KVA



15 HGV Parking Spaces



Plot Area
1.98H / 4.91A

Accommodation

Warehouse GIA	107,500
Offices GIA	11,250
Total GIA	118,750





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



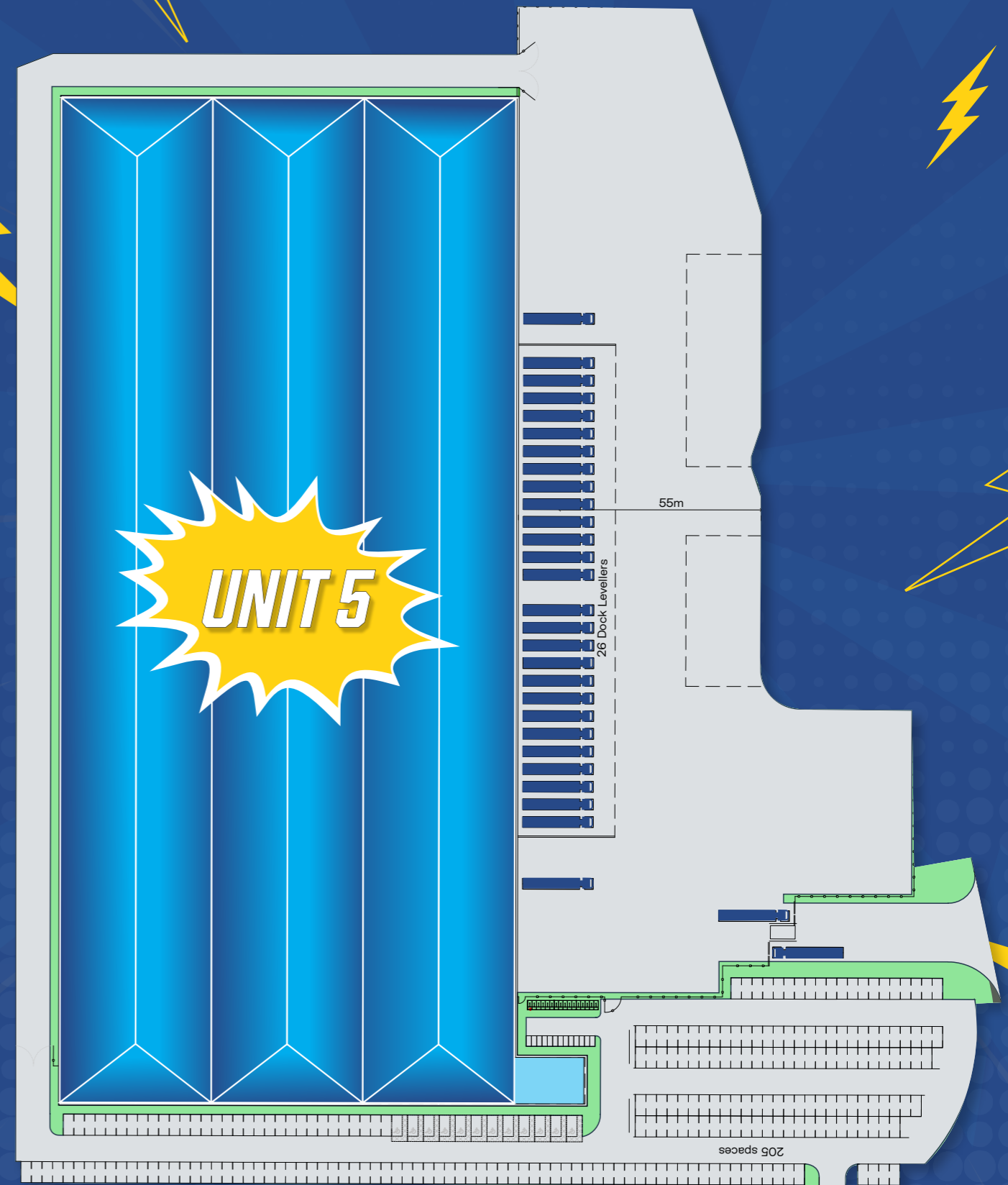
Plot Area
4.83Ha / 11.95A

Accommodation

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



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UNIT 6 - 383,213 SQ FT BUILD TO SUIT



36 Dock Level Loading Doors



4 Level Access Loading Doors



54m Yard Depth



18m Clear Haunch Height



331 Car Parking Spaces



Power: 2.3 MVA



82 HGV Parking Spaces

UNIT 6



Plot Area
6.50H / 16.07A

Accommodation

Warehouse GIA	366,503
Offices GIA	15,385
Total GIA	383,213



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UNIT 7 - 68,547 SQ FT

BUILD TO SUIT



6 Dock Level Loading Doors



2 Level Access Loading Doors



50m Yard Depth



12.5m Clear Haunch Height



63 Car Parking Spaces



Power: 500 KVA



21 HGV Parking Spaces



Plot Area
1.21Ha / 3.01A

Accommodation

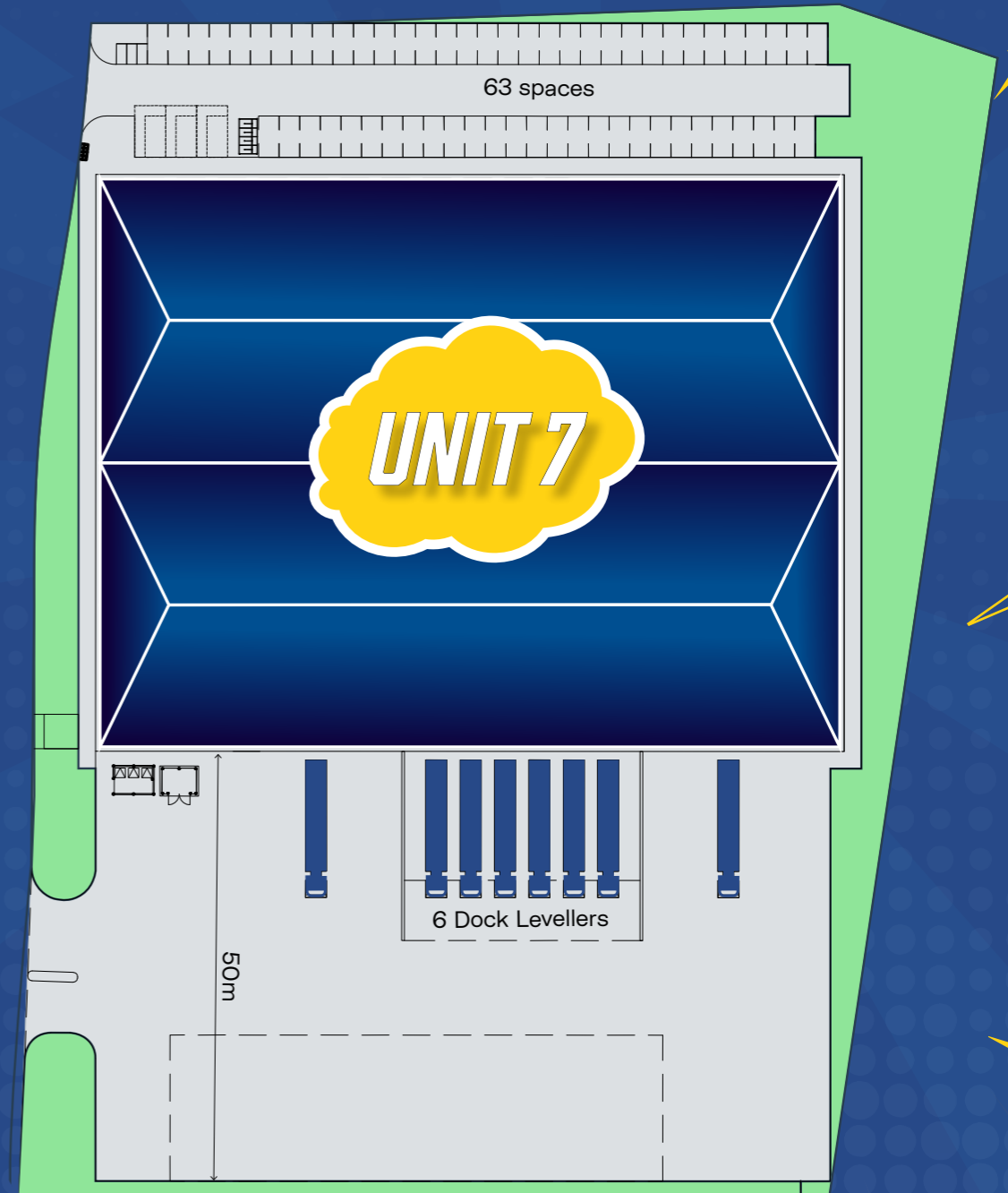
Warehouse GIA 60,592

Offices GIA 6,715

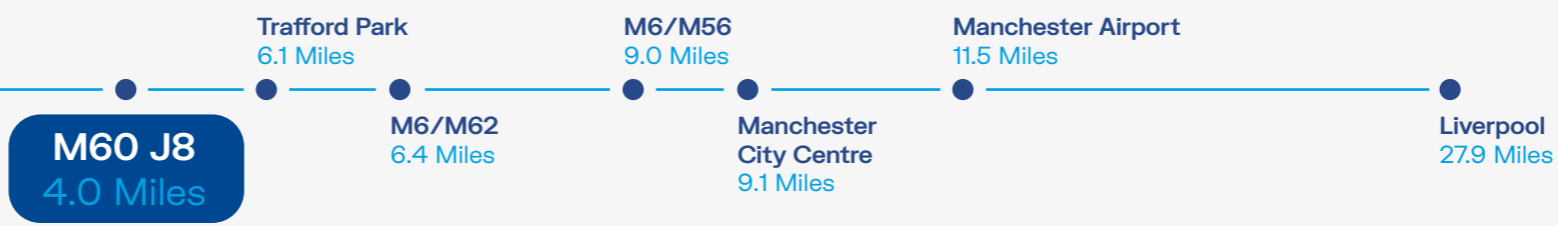
Total GIA 68,547



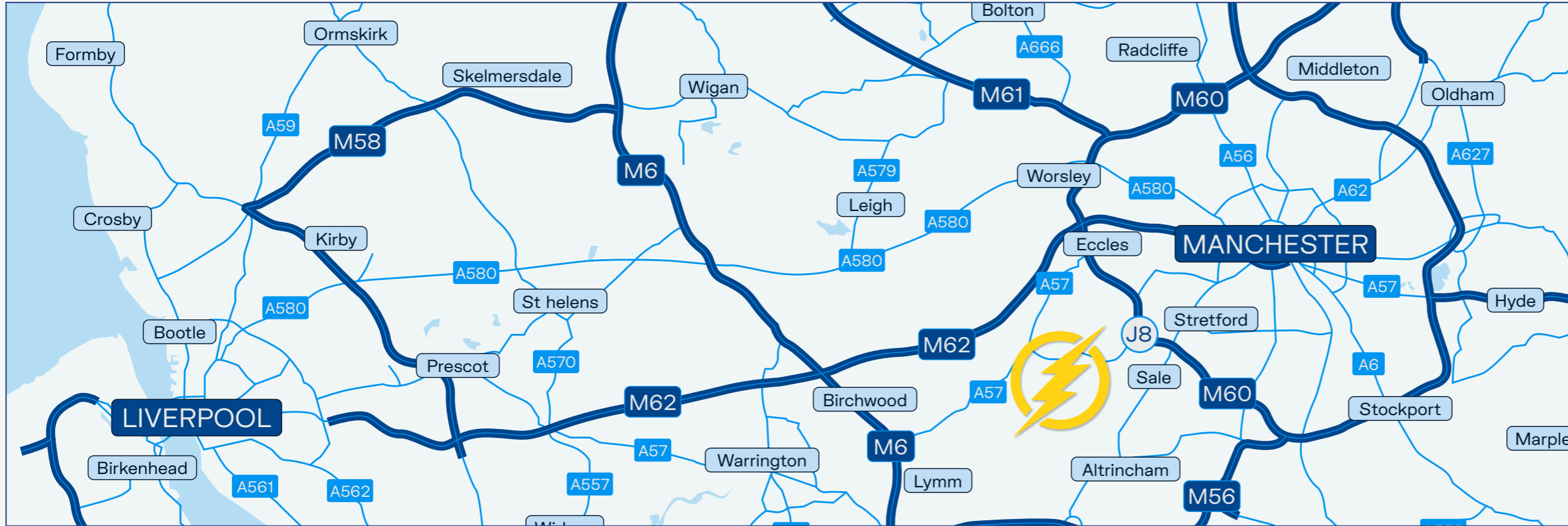
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Location



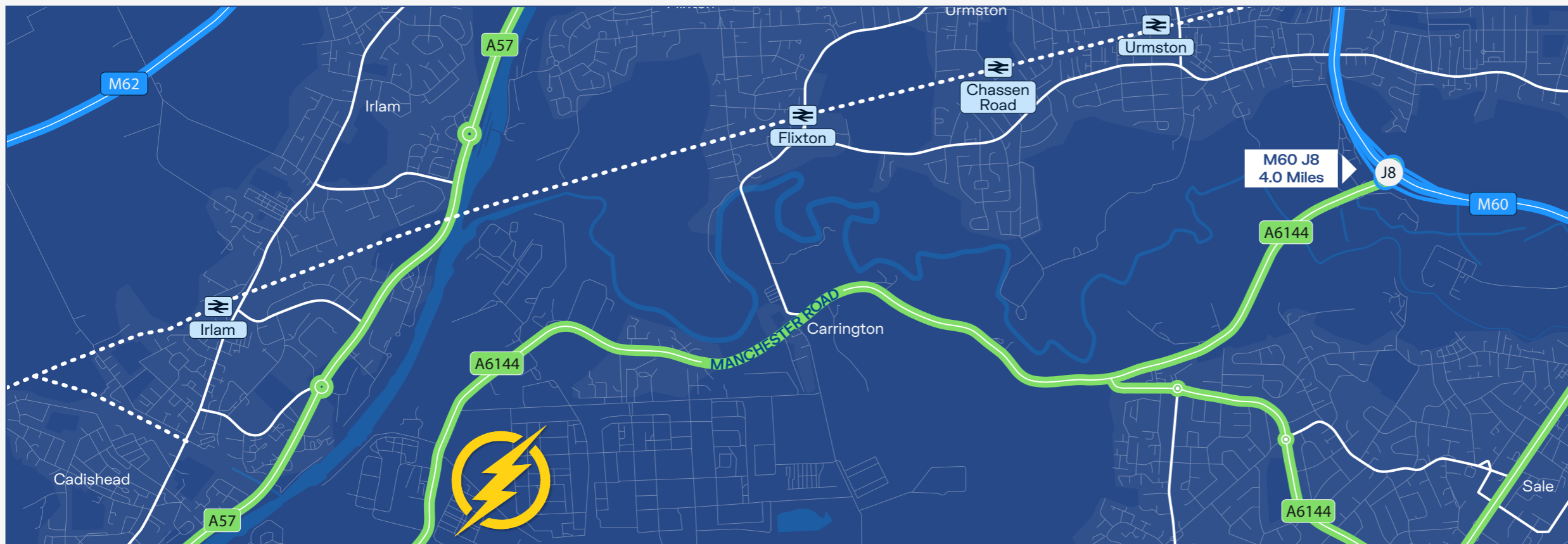
2.3 MILLION PEOPLE LIVE WITHIN A 30-MINUTE DRIVE



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



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