COMMERCIAL PROPERTY PARTNERS

For Sale / To Let
Trafford Park Road, Trafford Park Road
Trafford Park
Manchester
M17 1WH



Freehold Opportunity - 1.6 acres in Trafford Park

6,500 - 38,400 Sq Ft (603.85 - 3,567.36 Sq M)

- Up to 7.2m eaves
- LED Lighting
- Detached office block
- Secure site
- Excellent location
- EPC - B

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Freehold Opportunity - 1.6 acres in Trafford Park
6,500 - 38,400 Sq Ft (603.85 - 3,567.36 Sq M)

Location
The property occupies a prominent position fronting Trafford Park Road, within the heart of the highly regarded Trafford Park Industrial Estate. Trafford Park is one of the UK's premier industrial and logistics locations and is home to a wide range of national and international occupiers.

The estate offers excellent connectivity to Greater Manchester and the wider North West, with strong road links and an established commercial environment that continues to attract major occupiers across industrial, logistics and manufacturing sectors.

Description
Unique opportunity to acquire a 1.6 acre freehold site within an excellent location in the centre of Trafford Park. Available with Vacant possession from 1st June 2026 due to business relocation.

The property comprises a well established warehouse complex which has been developed and extended over a number of years, resulting in a versatile and functional industrial facility.

The accommodation is split across a number of units including a brick built two storey office building positioned to the front of the site, providing good quality administrative and ancillary space. To the rear, the site benefits from a combination of two older steel portal frame warehouse buildings together with a more modern steel portal frame warehouse unit, offering a range of flexible warehousing options suitable for a variety of occupiers.

VAT
All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating
EPC Available upon request



Anti-Money Laundering (AML)
To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs
Each party to bare their own legal costs in the transaction.

Further Information
For further information please contact the sole agents CPP

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April 2026

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