



INDURENT

GRAND CENTRAL

TRAFFORD PARK
MANCHESTER
M17 1PG
///CLOCKS.ENCOUNTER.HARDER

INDUSTRIAL WAREHOUSE UNIT
251,308 SQ FT (23,347 SQ M)



16m internal
height



1.1 MVA
of power



Fully
sprinklered

Warehousing that Works.

High performance space for your business.

Grand Central is a modern industrial unit located within Trafford Park, one of the UK's largest and most established industrial estates. Grand Central benefits from a secure yard with 24-hour access, dedicated car parking, and high-quality office accommodation designed to support a variety of operational requirements.

With excellent connectivity, the estate is conveniently located near the M60 and M602 motorways, offering easy access to the wider national road network. Manchester city centre and Manchester International Airport are also within close proximity, making it an ideal location for businesses requiring strong transport links and local amenities.



Excellent motorway access



Close proximity to Manchester City Centre



EPC B



20 dock loading doors with 4 level access loading doors



50m yard depth



B2 & B8 permitted use



269 car parking spaces with separate access and 66 HGV parking spaces



Warehousing that Works.



Why choose Grand Central?



3.5 miles to Manchester City Centre



Excellent access to regional and national motorway network



Trafford Park is home to over 1,400 businesses and is Europe's largest industrial estate



HIGHLY SKILLED WORKFORCE

2 million people of working age within the local catchment



STRONG LOCAL LABOUR

9.1 million people living within a 60 minute drive



PROVEN BUSINESS LOCATION

Over 1,400 businesses in Trafford Park



EXTENSIVE BUSINESS CATCHMENT

120,000 business within 20 minutes



COMMERCIAL OPPORTUNITY

9m SQ FT of allocated employment space



SIGNIFICANT REGIONAL EMPLOYMENT

Northwest economically employed population: 3.577 million

Source: ONS

You're well-connected.



MAJOR ROADS

M60 (J9)	1.5 miles
A57	2.0 miles
M602 (J2)	2.0 miles
M62 (J12)	4.0 miles
M6	13.5 miles



CITIES/MAJOR TOWNS

Manchester City Centre	4.5 miles
Stockport	10.5 miles
Bolton	12.8 miles
Warrington	17.7 miles
Preston	33.2 miles



AIRPORTS

Manchester	10.2 miles
Liverpool	32.2 miles

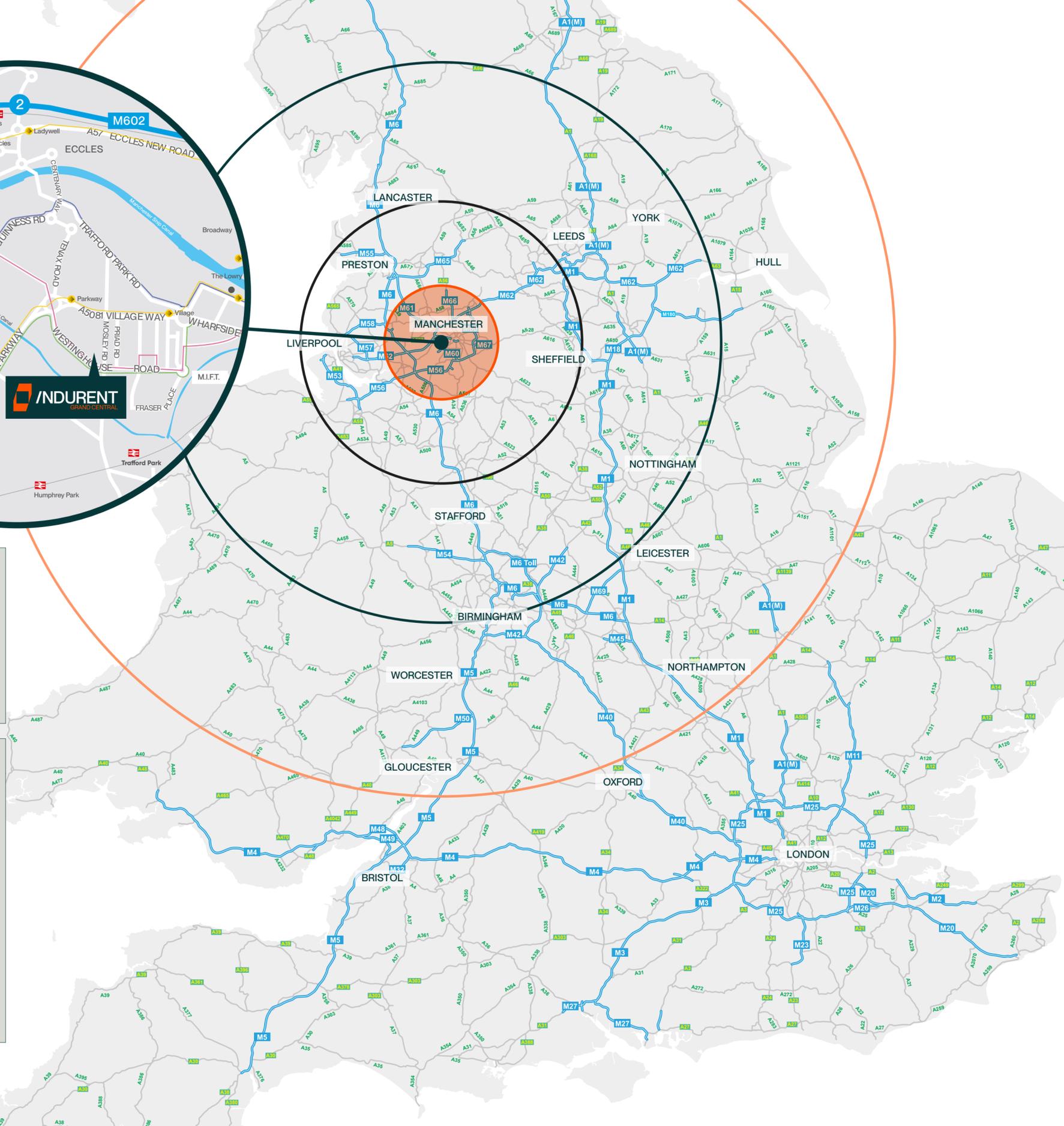
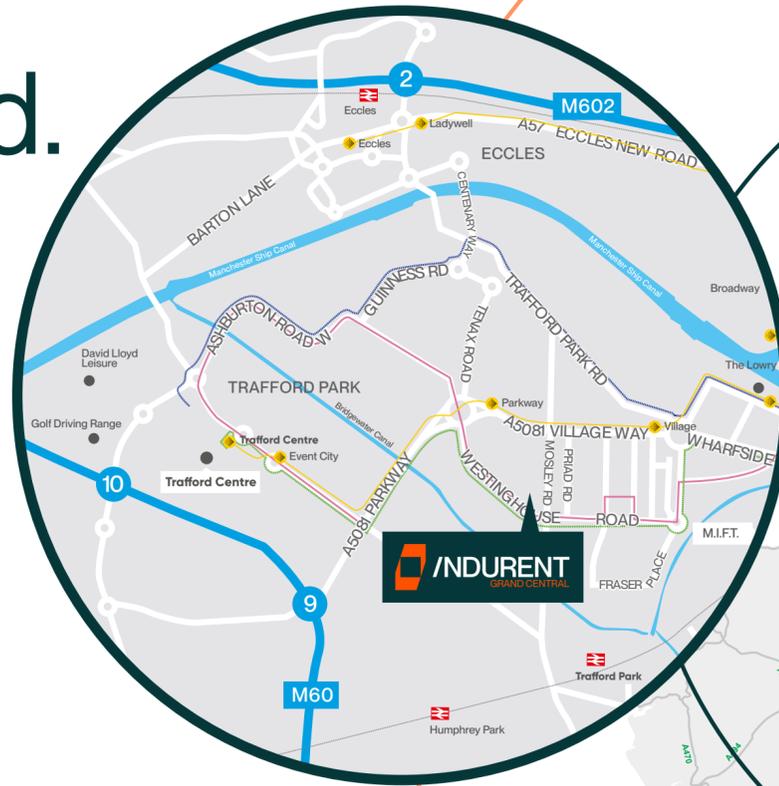


RAIL/METROLINK

Village Metrolink	0.3 miles
Parkway Metrolink	0.5 miles
Trafford Park	1.5 miles
Humphrey Park	1.7 miles



Warehousing that Works.



Schedule of accommodation & siteplan.

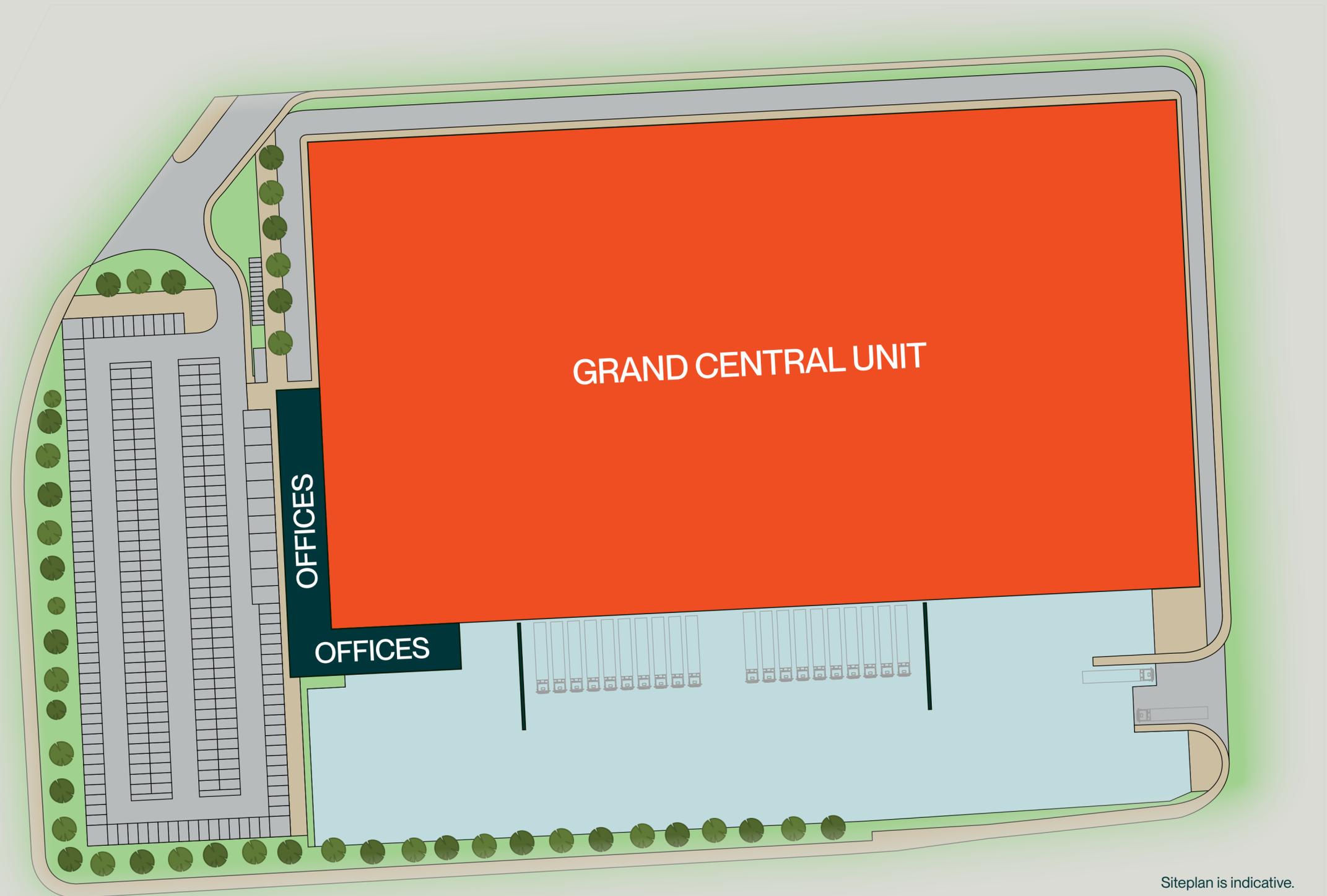


GRAND CENTRAL UNIT	
WAREHOUSE	237,282 SQ FT (22,044 SQ M)
GF OFFICE	11,479 SQ FT (1,066 SQ M)
FF OFFICE	2,547 SQ FT (237 SQ M)
TOTAL	251,308 SQ FT (23,347 SQ M)

All floor areas are approximate gross internal areas.

NARROW RACKING LAYOUT	
TOTAL PALLETS	52,992

WIDE RACKING LAYOUT	
TOTAL PALLETS	39,168





Warehousing that Works.



HENRIETTA DANIELS

Senior Asset Manager

 07870 845 650

 henrietta.daniels@indurent.com



Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription 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 or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only. ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. February 2026. TBDW 07750-01.