

Industrial

# GRAND CENTRAL | CENTRAL TRADING ESTATE, TRAFFORD PARK

Mosley Road Central Trading Estate, Trafford Park,  
Manchester, M17 1PG

**GRAND CENTRAL | 251,308  
SQ FT**

## Industrial Unit

Grand Central is a prime 250,000 sq ft distribution facility, comprising a 237,000 sq ft portal-framed warehouse and 13,000 sq ft of high-quality office accommodation arranged over two storeys. The warehouse features 20 dock levellers, 16m eaves, 269 car parking spaces and 66 HGV spaces.

Completed in 2016, the property occupies an 11.7-acre site within the heart of Trafford Park, Europe's largest commercial estate. The location offers exceptional connectivity, with immediate access to Junctions 9 and 10 of the M60 and Junction 2 of the M602, while Manchester City Centre and Manchester Airport are just 6 and 10 miles away respectively. Trafford Park hosts over 1,300 businesses and a skilled workforce of 35,000, benefiting from excellent motorway, rail (Euroterminal), and an expanding public transport network, making it a strategic hub for logistics and distribution across the North West.

Lease Type

New



## ✓ Unit Summary

- 24 Hour Access
- 20 Dock Level Access Loading Doors
- Premier Industrial Location
- Private Yard
- On-Site Canteen Facility
- Dedicated Car Parking

## £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£2,701,561.00	£10.75
Rates	£621,600.00	£2.47
Service Charge	£21,430.00	£0.09
Insurance	£50,261.60	£0.20
Total Cost	£3,499,076.60	£13.92

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

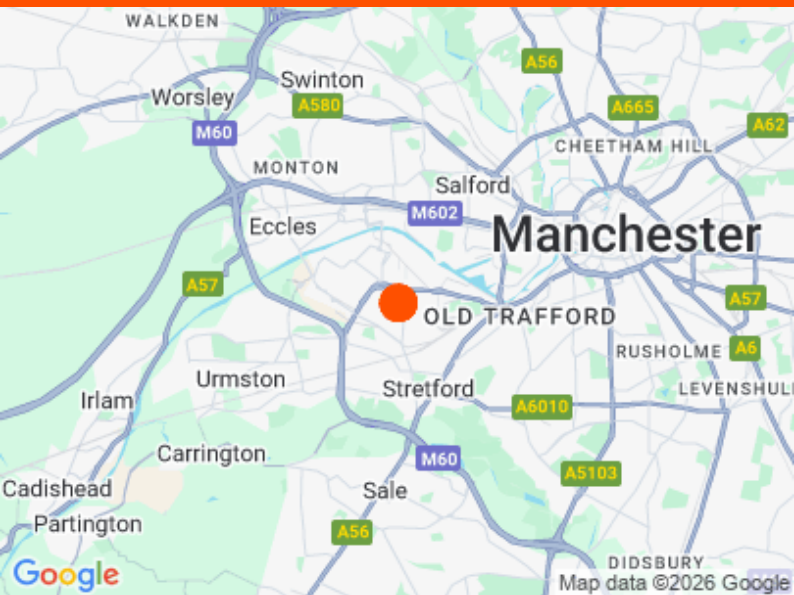
➔ For more info please visit: [unit.info/U3P0100007](http://unit.info/U3P0100007)

**+44(0) 808 169 7554**

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## Location

The central position provides excellent access to the motorway, J9 M60 1.5 miles away and the city centre being 5 miles away.



Road  
M60: 1 mile



Airport  
Manchester: 9 miles



Rail  
Trafford Park: 2 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (41)

## Key Contact



**Henrietta Daniels**

Senior Asset Manager

"Henrietta is a Senior Asset Manager based in the North."



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