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G-Park Manchester Trafford Park

216,000 sq ft
Industrial and
Logistics Warehouse
Coming soon



**216,000
sq ft**



High spec




**Strategic
location**




**Strong
labour pool**



M17 1TD

We're now using
 what3words

 **reds.engage.chair**
MANCHESTER, UK

Computer generated image.

Prime location for logistics.

G-Park Manchester Trafford Park is situated on a 9 acre site, offering a 216,118 sq ft brand new highly specified distribution and logistics warehouse.

TOTAL GIA

216,118 SQ FT

TOTAL GIA

20,078 SQ M

9.186 acres (3.717 ha)

25 HGV parking

24 dock doors

Exceeding regulations

Computer generated image



STRATEGIC LOCATION

G-Park Manchester Trafford Park sits in a prime location within the heart of Trafford Park, Manchester.



RARE OPPORTUNITY

Scarcity of land and limited development pipeline in Manchester combined with strong market fundamentals make this an exciting opportunity.



Key statistics



Representative image



BUILT FOR LOGISTICS



216,118
sq ft



20,078
sq m



24
Dock doors



2
Level access doors

STORAGE CAPACITY



15m
Clear internal height



34,356
VNA pallet positions



25,816
Wide aisle positions



50 kN psm
Floor load

ENERGY SUPPLY



945 kVA
Incoming power supply



Building
Environmental Analytics

INCREASED PARKING



180
Car parking spaces



9
Electric car charging bays



25
HGV parking spaces

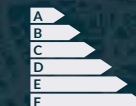


50m
Yard depth

SUSTAINABILITY & WELL BEING



Very Good
BREEAM fit-out rating



A
EPC Rating



Optimising
natural light

Internal
ground
floor level



1.2m dock wall height

15m
clear internal height
(from internal ground floor height level)



The city & location

A home to leading occupiers.

The property is centrally located in Trafford Park on Ashburton Road West. Trafford Park was the first purpose built industrial park in the world and to this day it remains one of the largest industrial parks in Europe.

Trafford Park is home to over 1,300 businesses employing over 35,000 people and is globally recognised as a hub of excellence and for the diverse array of businesses in occupation, including: Amazon — Kellogg's — Adidas — Unilver — DHL — P&G.

There are over 120,000 registered businesses located within a 30-minute drive from Trafford Park and over 99.5% of properties in the area are now connected to superfast broadband with Trafford Park also benefitting from 'The Loop', a fibre network able to deliver ultrafast connectivity up to 10Gb/s.

Trafford Park is located approximately 3 miles to the west of Manchester City Centre and provides excellent access to the north west region's motorway network and key arterial roads.

Junction 2 of the M602 is 1 mile to the north and Junctions 9, 10 and 11 of the M60 ring road are within 1.7 miles. The M60 motorway provides access to the M56 and Manchester International Airport which is 10 miles to the south.

Trafford Park is also serviced by a dedicated rail freight terminal which handles approximately 20 daily services to and from Felixstowe, Southampton and London Gateway.

The city & location

Strong, skilled & thriving labour pool.

Manchester has 7.6 million people living within a one-hour drive from the city centre (CACI 2021), making it the largest travel to work area of any conurbation outside London.

The Greater Manchester economy has more than doubled in size since 2000, recording an annual GVA of over £105bn in 2020 (GlobalData 2020) and forecast £121bn in 2022 (GlobalData 2022F).

The city of Manchester consistently performs above the UK average GVA per head at £45,072 versus £34,489 (GlobalData 2020). Forecast data for 2022 is also encouraging with the UK average GVA per head at £34,559 versus £52,505 for the city of Manchester (GlobalData 2022F).

The city is thriving as a global brand, well known for its sport, culture, education and commerce and is the third most visited city in the UK.



Total population
7.6 million within
a 1 hour drive



Unemployment
rate 2.7% (GB 2.4%)



Average wages
27% lower
than London



4 Universities
within local
catchment area



Strong
labour pool

In February 2020, Manchester was recognised as Europe's 5th best large city for business and has also been recognised by the Economist's Global Liveability Index as the best UK city to live in every year since 2011.

Manchester has the largest regional millennial population in the UK as well as the largest student population in Europe, with over 100,000 students across 4 universities.

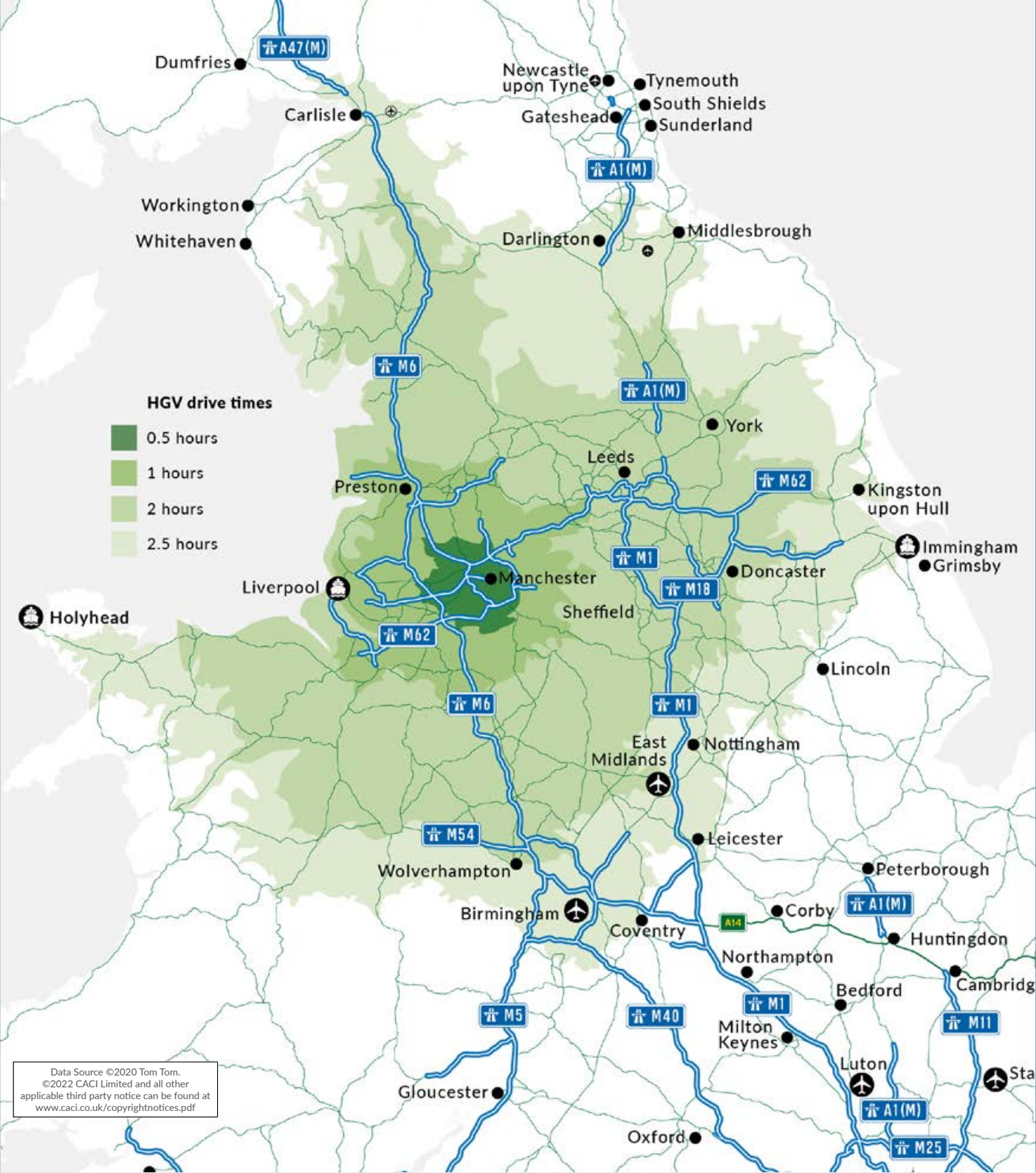
The city boasts an impressive graduate retention rate of 51.5%, second only to London in the UK, providing a large supply of talent to the employment market and underpinning the city region's appeal to business.

The city & location

Strategically located & well connected.

Trafford Park is located approximately 3 miles to the west of Manchester City Centre and provides excellent access to the north west region’s motorway network and key arterial roads.

Prominently located on Ashburton Road West, one of the main thoroughfares through Trafford Park.



HGV DRIVE TIMES

 Destination	Miles	 Ports	Miles
M60 Junction 10	1.2	Liverpool Docks	32
M60 Junction 9	1.7	Immingham	115
M602 Junction 2	1.8	Dover	207
Manchester City centre	4	London Gateway	227
M6 Junction 21a	13	Portsmouth	239
Liverpool	30	Felixstowe	249
Birmingham	80		
Coventry	108		
London	190		

 Airports	Miles	 Rail Freight terminals	Miles
Manchester Airport	10	Manchester International Rail Freight Terminal	2
East Midlands Airport	90	East Midlands Gateway Rail Freight Terminal	90
Birmingham Airport	99	Daventry International Rail Freight Terminal	126
Stansted Airport	207		

Source: Google Maps



ROAD



Major road links
Junction 2 of the M602 is 1 mile to the north.

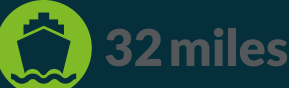


Major road links
Junctions 9, 10 and 11 of the M60 ring road are within 1.7 miles.



Major road links
Junction 21a of the M6 is only 13 miles to the South.

RAIL



Rail freight terminal direct to docks
Trafford Park is also serviced by a dedicated rail freight terminal which handles approximately 20 daily services to and from Felixstowe, Southampton and London Gateway.

AIR



Manchester International Airport
The M60 motorway provides access to the M56 and Manchester International Airport which is 10 miles to the south.

The city & location

**‘Manchester is
one of the UK’s
fastest growing
regional cities’**

Centre for Cities: City Space Race 2018



**‘UK’s Most
Entrepreneurial
City’**

BusinessCloud 2021



The city & location

Best UK city to live.

Manchester is and always has been a great place for living life to the full — that's part of the reason it was voted the Most Liveable City in the UK (*The Economist*, 2019) and the 3rd Best City in the World (*TimeOut*, 2021).

From the buzzing urban cool of the city centre and its international cultural attractions to the natural beauty of the Pennines and the Peak District; whether you are interested in music and the performing arts, sport and leisure or history and heritage, there is something to suit every lifestyle in Manchester.

The city is one of the most visited in the UK and being home to more than 100,000 students gives it a real vibrant edge, supporting its ranking ahead of London, New York and Rome as one of the world's most liveable cities.

Living in Manchester, you get much more for your money, an important factor in recruiting and attracting people to work and live here.



G-Park Manchester
Trafford Park

Site plan & spec.

15m

Clear internal height





SCHEDULE OF ACCOMMODATION

TOTAL GIA	TOTAL GIA
216,118 SQ FT	20,078 SQ M

Warehouse	197,496 sq ft	18,348 sq m
Offices (2 storey)	17,007 sq ft	1,580 sq m
2nd Floor Meeting Room	1,399 sq ft	130 sq m
Gatehouse	215 sq ft	20 sq m
Total GIA	216,118 sq ft	20,078 sq m

KEY FEATURES

Clear height 15 m

9.186 acres (3.717 ha)

50 kN psm Floor loading

2 level access

24 dock doors

50m yard depth

25 HGV parking

180 car parking

9 charging car bays



Yard highlights

Best-in-class specifications including, flexible docks and level access.

The yard benefits from a best-in-class specification, including a 50m service yard suitable for 44 tonne HGV traffic, 24 dock doors and 2 level access.



25 HGV parking



24 dock doors



2 level access

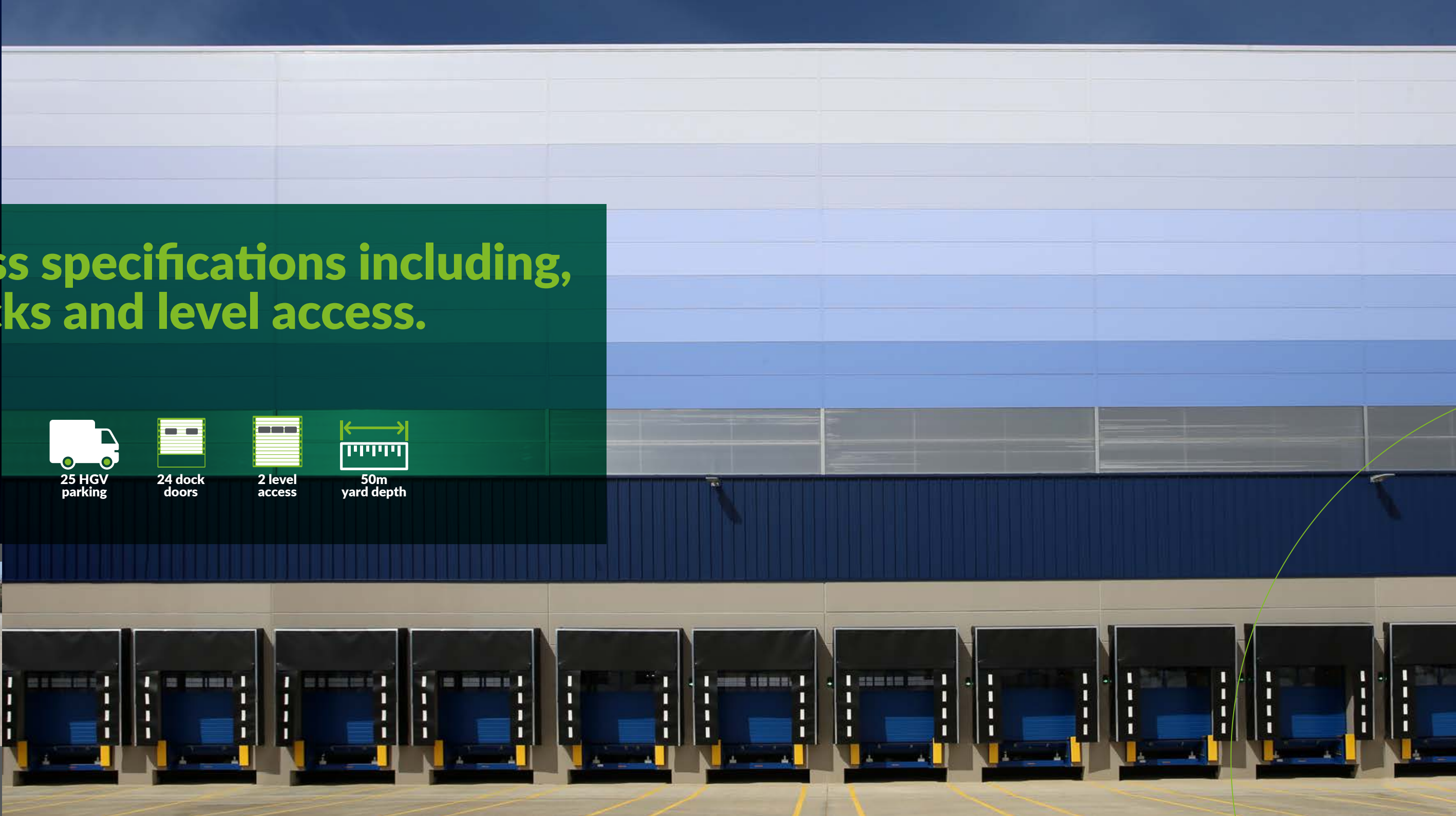


50m yard depth



50m yard depth and suitable for 44 tonne HGV traffic.

Representative images



FLEXIBLE OPERATION

2 level access doors provide flexibility of movement between the warehouse and service yard for all types of vehicles – including forklift trucks.

BARRIER PROTECTION

The yard also includes barrier systems to help prevent serious damage and minimise risk of accidents.



Warehouse highlights

A modern warehouse with an array of energy saving features.

Our floors are designed and constructed using high quality materials and wherever possible are fully recyclable.

Our rooflights provide illumination during daylight hours, combined with energy efficient and intelligent lighting this provides the optimal energy efficient solution for any type of operation.



216,118
SQ FT



50 kN
psm
Floor
loading



Clear internal
height 15 m



Optimising
natural light

Representative images

LARGE VISION PANELS

All our dock doors have large doubled glazed vision panels installed which allow operators to check for a docked vehicle before opening.

OPTIMISING NATURAL LIGHT

Translucent panels provide illumination of the warehouse in daylight hours, reducing any operational requirements for lighting — and the associated running costs.

Office highlights

Creating a modern office environment with cutting-edge enhancements.

GLP recognise the importance of the office areas as places for people and the relevance of building design to facilitate health, well-being and productivity. Our buildings are designed to the principles of 'WELL Building' certification, whilst maintaining flexibility to enable ease of customer fit out.



17,007
SQ FT



Optimising
natural light



Building
Environmental
Analytics



Recycling
performance



Cost
effective



GLP washroom facilities are to a market-leading specification.

Representative images



MODERN RECEPTION

First impressions count. As such, the GLP reception area is contemporary, open, spacious and flooded with natural light.

OPEN PLAN KITCHEN

Open plan kitchen and break out area, providing and supporting a collaborative working environment.



MATERIAL BENEFITS

Contemporary panoramic windows and suspended ceiling tiles. The tiles are 100% fully recyclable and come with a wide range of performance benefits, including sound absorption and good light reflection properties.



Warehouse
fit-out

GLP can provide customer-specific,
cost-effective racking solutions.

GLP partners with leading racking suppliers to provide customer-specific solutions. These can be provided by GLP or ordered by the customer with installation managed during the construction process.

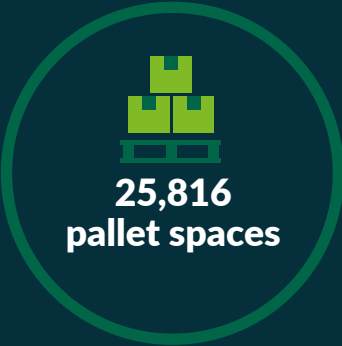
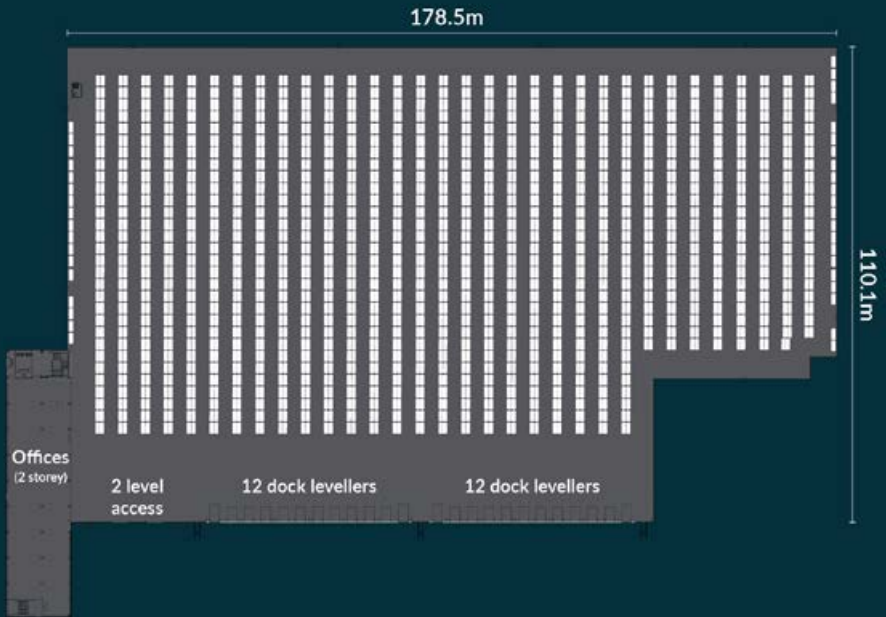
Floor design, including joint layouts, is fully coordinated to suit the site-specific racking layouts.



Representative images

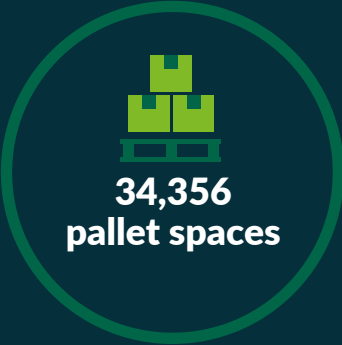
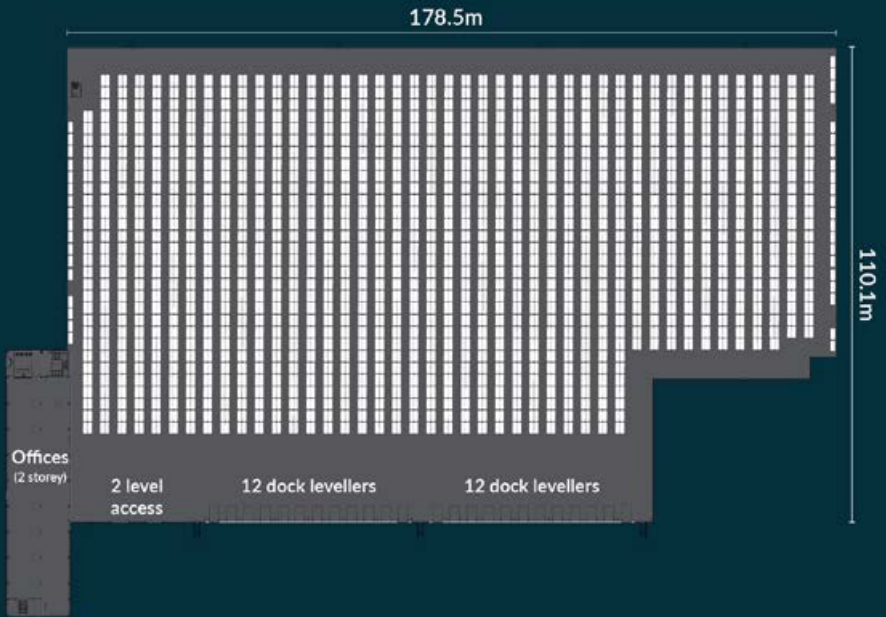


INDICATIVE WIDE AISLE RACKING LAYOUT



Assuming 7 levels, ground +6

INDICATIVE VERY NARROW AISLE RACKING LAYOUT



Assuming 7 levels, ground +6

Our commitment to sustainability and biodiversity.

Many of our customers require their warehouse buildings to demonstrate excellent environmental performance.

GLP is now recognised across the world for delivering industry-leading warehouse buildings that continuously exceed our original environmental aspirations, while supporting our customers' business operations in many effective ways.

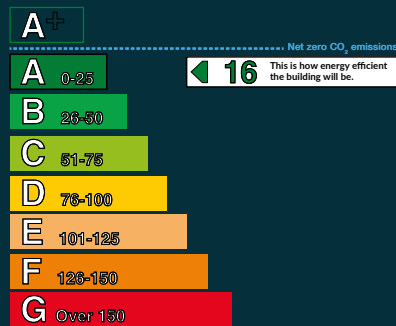


BREEAM® UK

BREEAM® UK New Construction 2018: Industrial (Shell and Core)



Rating: Excellent



THE GLP ENHANCED SPECIFICATION:

- ✓ BREEAM® Excellent – to all buildings
- ✓ WELL ready
- ✓ LED lighting throughout
- ✓ Low water spray taps
- ✓ 12% less embodied carbon than industry standard
- ✓ 15% less operational carbon in day-to-day operations
- ✓ Provision for electric vehicles
- ✓ Planet Mark offered for first year of occupancy to help manage energy use
- ✓ G-Hive scheme and wildflower planting to improve biodiversity
- ✓ 100% recycled and recyclable carpets
- ✓ Painted using VOC free natural paint



Building Environmental Analytics

Monitoring energy usage

Our online energy dashboard can help customers proactively manage their energy consumption.



Optimising natural light

Optimising natural light

Our triple skinned factory assembled rooflight solution can save up to 13% a year on running costs.



Cost effective

Cost-effective

We use high-quality materials and sustainable initiatives to add value and bottom-line savings through reduced operating costs.



Recycling performance

Recycled & recyclable materials

Our initiatives contribute to a greener world and offer distinct advantages to our customers and communities.



Water usage

Reducing water usage

Rainwater harvesting for use in toilet flushing and other non-potable applications.



Exceeding regulations

Exceeding requirements

GLP is a pioneer in environmentally sustainable 'eco-warehouse' development, setting the industry standard.

GLP in Europe.

GLP is a leading global investment manager and business builder in logistics, real estate, infrastructure, finance and related technologies. Our combined investing and operating expertise allow us to create value for our customers and investors. We operate across Brazil, China, Europe, India, Japan, the U.S. and Vietnam and have more than US\$120 billion in assets under management in real estate and private equity.

We are committed to a broad range of environmental, social and governance (ESG) commitments that elevate our business, protect the interest of our shareholders and investors, support our employees and customers and enhance our local communities. **Learn more at glp.com/global**

Our European operating portfolio consists of more than 5.6 million sq m across the strategic logistic markets, which is leased to blue chip customers such as Amazon, DHL and XPO Logistics. In addition, GLP Europe has a prime land bank which allows for the development of an additional 4 million sq m. **To learn more about our European operations, please go to eu.glp.com**



**5.6 million sq m
operating portfolio**



**9 million sq m
development in 30 years**



**4 million sq m
development pipeline**



**Strong
global presence**



G-Park Manchester
Trafford Park

Location & travel
distances.



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MANCHESTER, UK



HGV DRIVE TIMES



Destination	Miles
M60 Junction 10	1.2
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Manchester City centre	4
M6 Junction 21a	13
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Coventry	108
London	190



Ports	Miles
Liverpool Docks	32
Immingham	115
Dover	207
London Gateway	227
Portsmouth	239
Felixstowe	249



Rail Freight terminals	Miles
Manchester International Rail Freight Terminal	2
East Midlands Gateway Rail Freight Terminal	90
Daventry International Rail Freight Terminal	126



Airports	Miles
Manchester Airport	10
East Midlands Airport	90
Birmingham Airport	99
Stansted Airport	207

Source: Google Maps





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If you would like any further information on the building, or to arrange a meeting, please contact:



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GLP is committed to a policy of continuous development and reserves the right to make changes to information without notice. This brochure, the descriptions and measurements contained herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. July 2022. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.





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