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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




25 HGV  
parking




**TOTAL  
GIA**


20,078  
SQ M



24 dock  
doors



9.186 acres  
(3.717 ha)



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

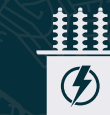


**25,816**  
Wide aisle positions



**50 kN psm**  
Floor load

## ENERGY SUPPLY



**945 kVA**  
Incoming power supply



**Building**  
Environmental Analytics

## INCREASED PARKING



**177**  
Car parking spaces



**9**  
Electric car charging bays



**25**  
HGV parking spaces



**50m**  
Yard depth

## SUSTAINABILITY & WELL BEING



**Excellent**  
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.



**Strong, skilled  
& thriving  
labour pool.**

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

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.

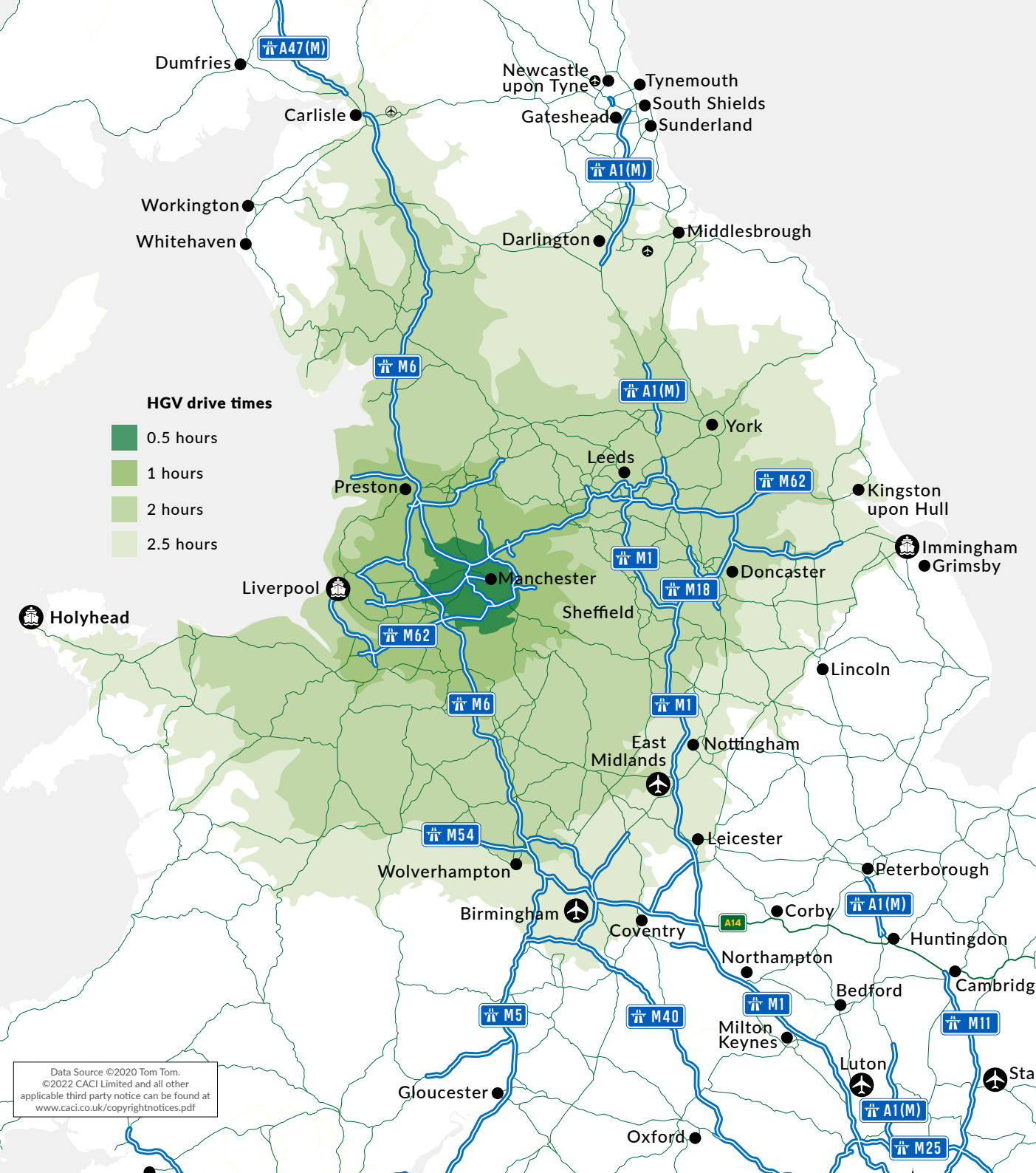


The city & location

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

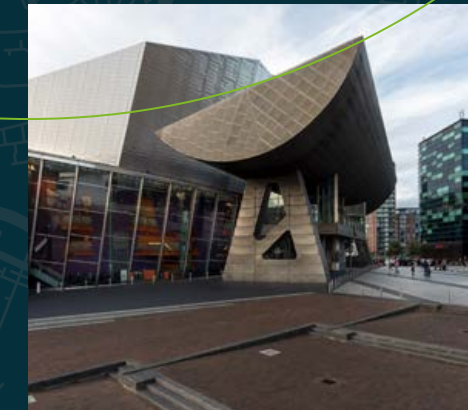
# Best UK city to live.

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	195,828 sq ft	18,193 sq m
Offices (2 storey)	18,837 sq ft	1,750 sq m
2nd Floor Meeting Room	1,238 sq ft	115 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)	 2 storey offices 18,837 sq ft
 2 level access	 24 dock doors	 50m yard depth
 25 HGV parking	 177 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



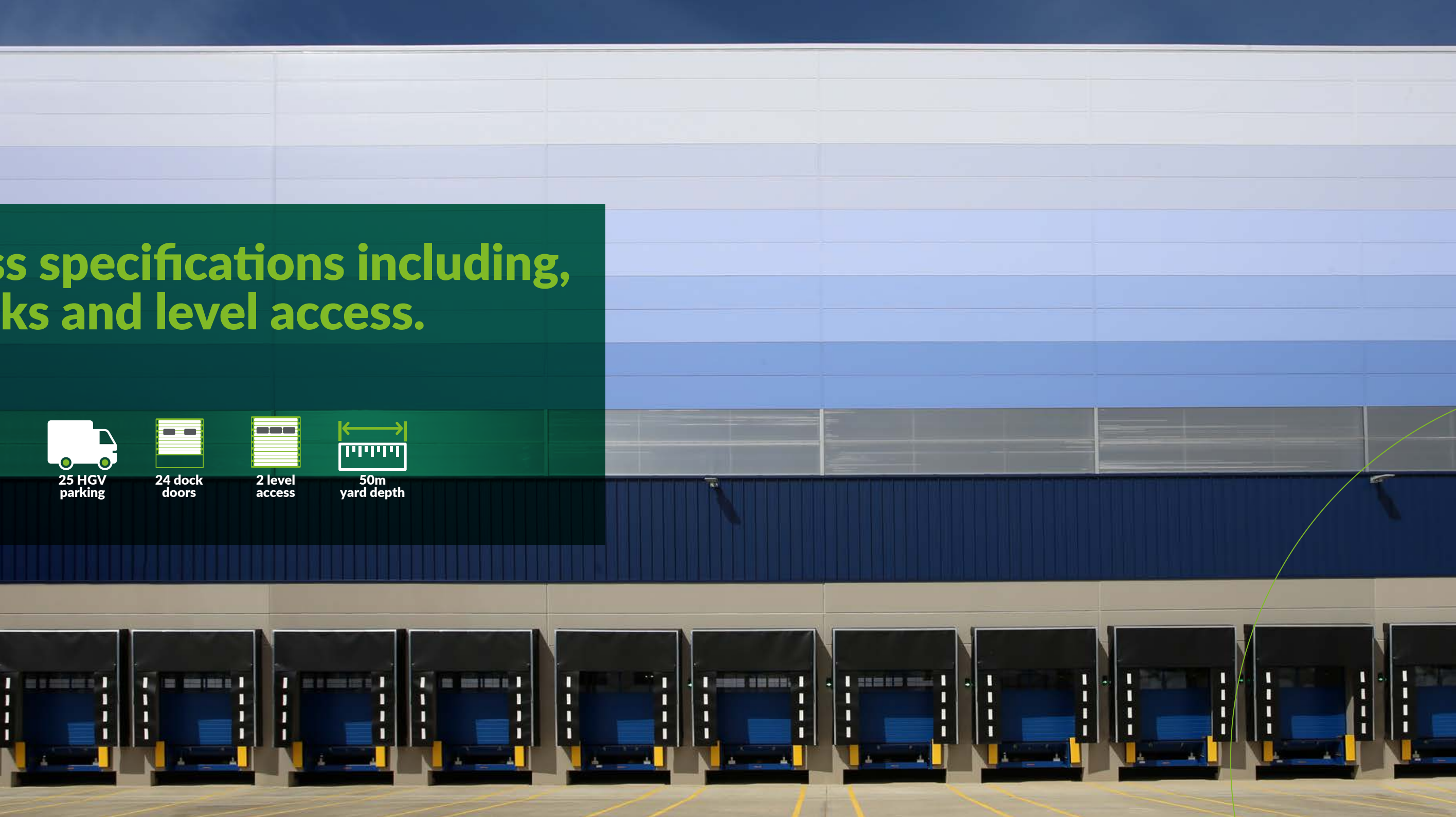
24 dock doors



2 level access



50m yard depth



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.



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

Representative images



## 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



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.

OFFICES  
18,837 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.

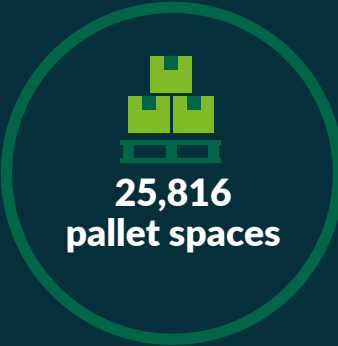
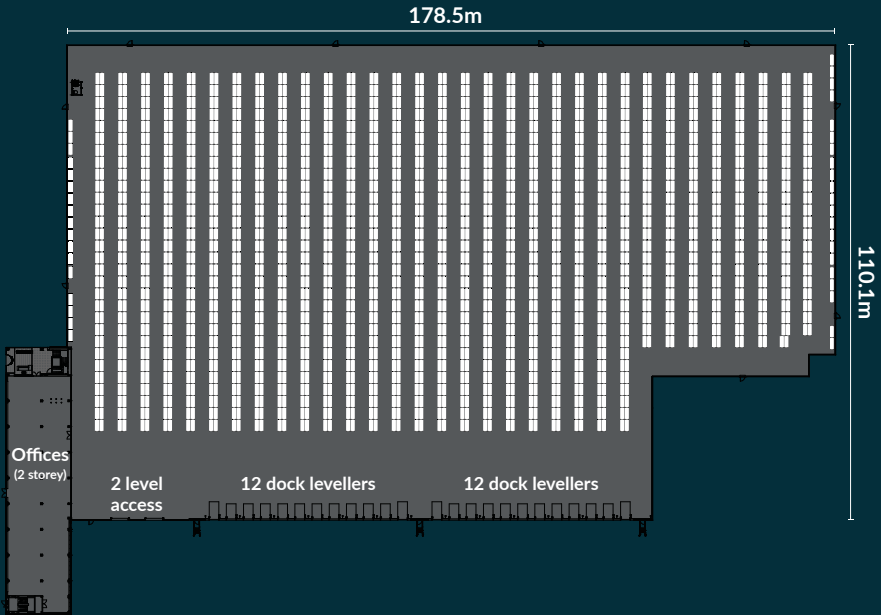
Floor design, including joint layouts, is fully coordinated to suit the site-specific racking layouts.



Representative images

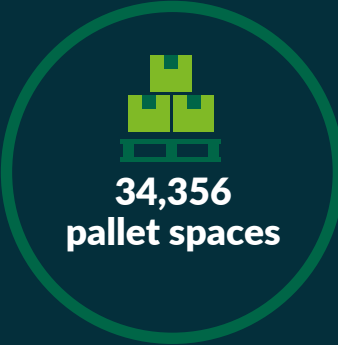
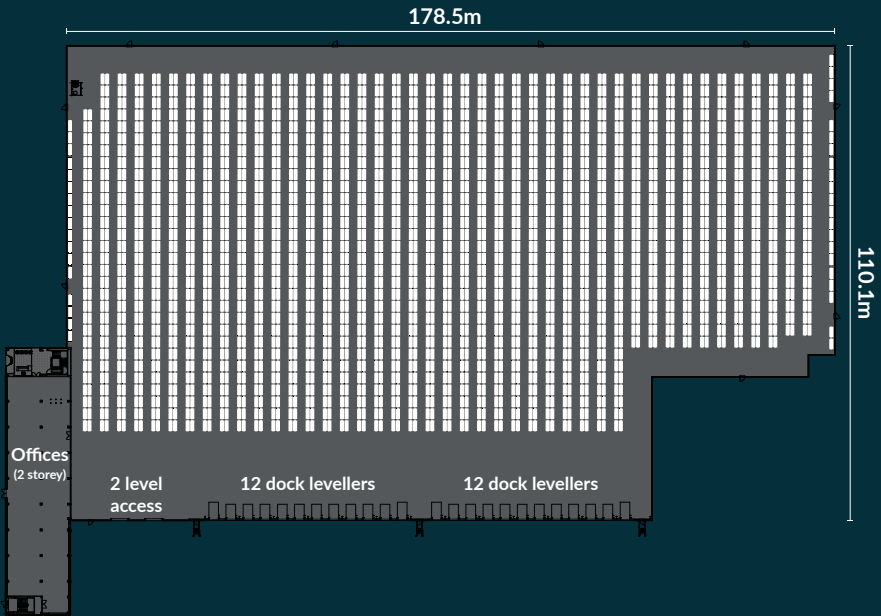


INDICATIVE WIDE AISLE RACKING LAYOUT



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.

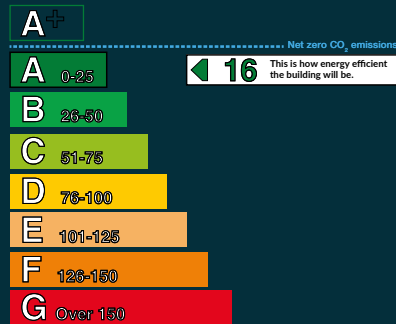


## BREEAM® UK

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](https://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](https://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.



HGV DRIVE TIMES



Destination	Miles
M60 Junction 10	1.2
M60 Junction 9	1.7
M602 Junction 2	1.8
Manchester City centre	4
M6 Junction 21a	13
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Birmingham	80
Coventry	108
London	190



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



reds.engage.chair  
MANCHESTER, UK







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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. February 2023. Terms: Available leasehold – details upon application. Please contact the agents for a detailed proposal. Printed in the UK.



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