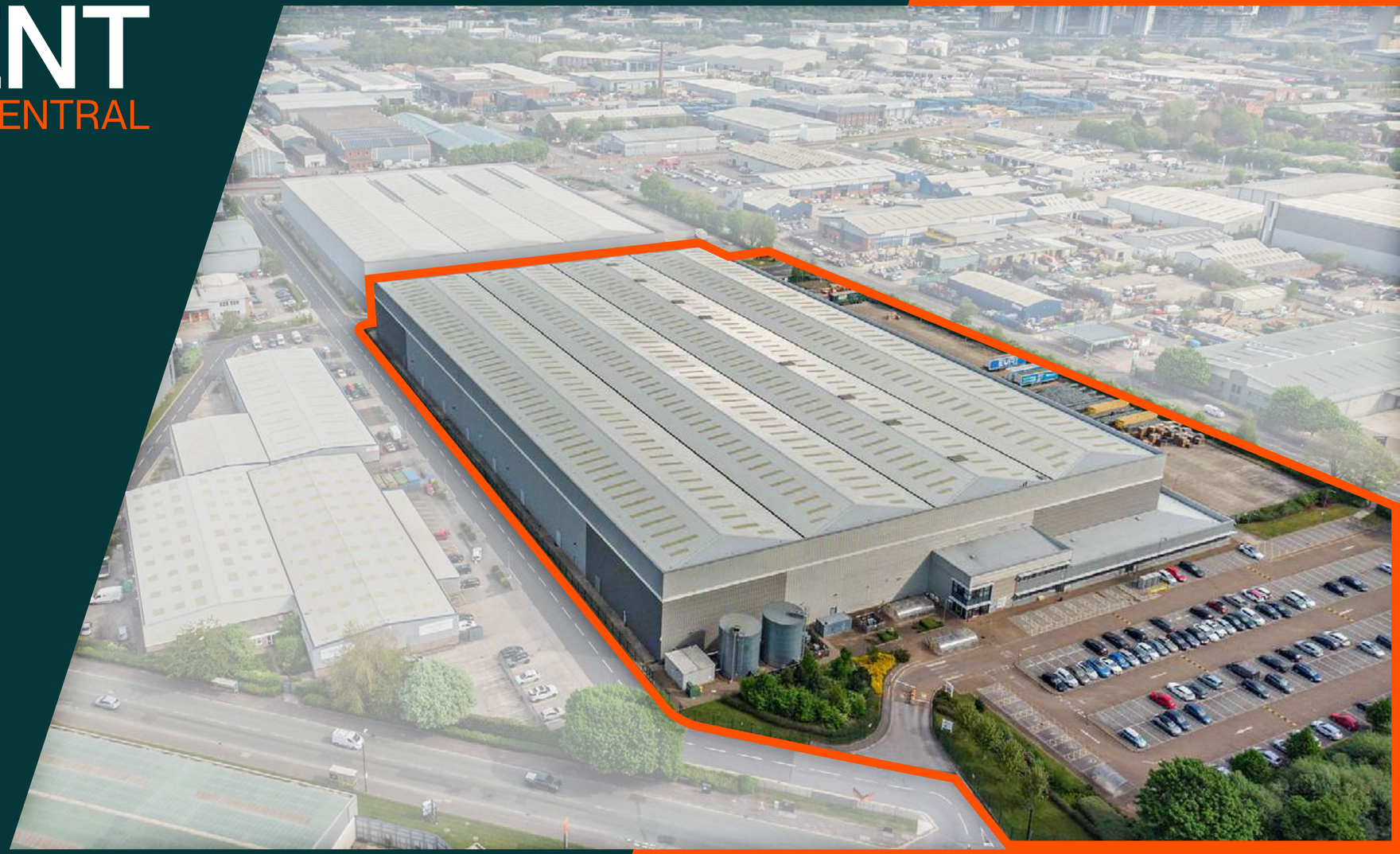
/NDURENT

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.

Warehousing that Works.

- Excellent **motorway access**
- Close proximity to **Manchester City Centre**
- EPC B rating — **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**

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

Warehousing that Works.

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

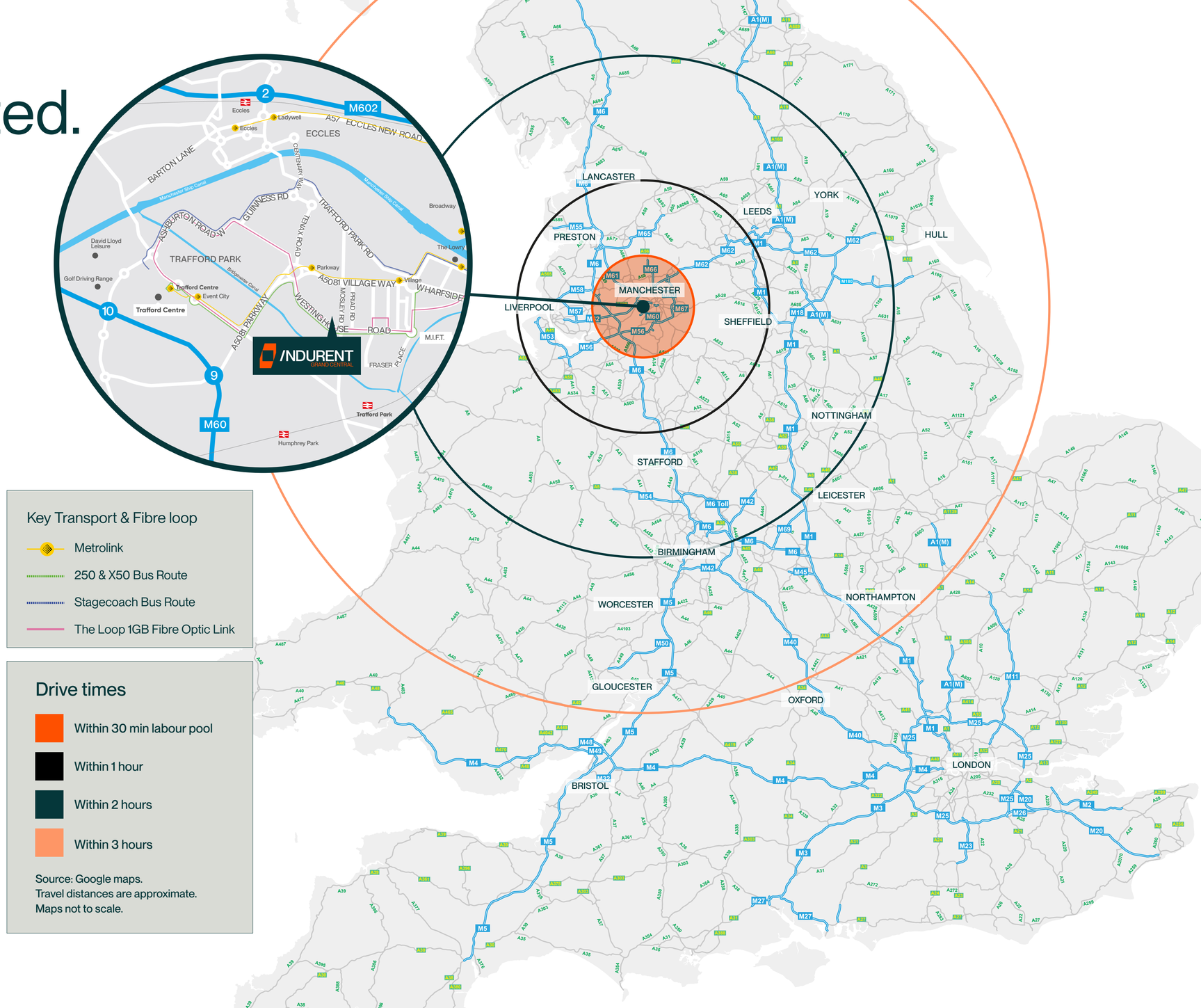
AIRPORTS

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.



Key Transport & Fibre loop

- Metrolink
- 250 & X50 Bus Route
- Stagecoach Bus Route
- The Loop 1GB Fibre Optic Link

Drive times

- Within 30 min labour pool
- Within 1 hour
- Within 2 hours
- Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.

Schedule of accommodation & siteplan.

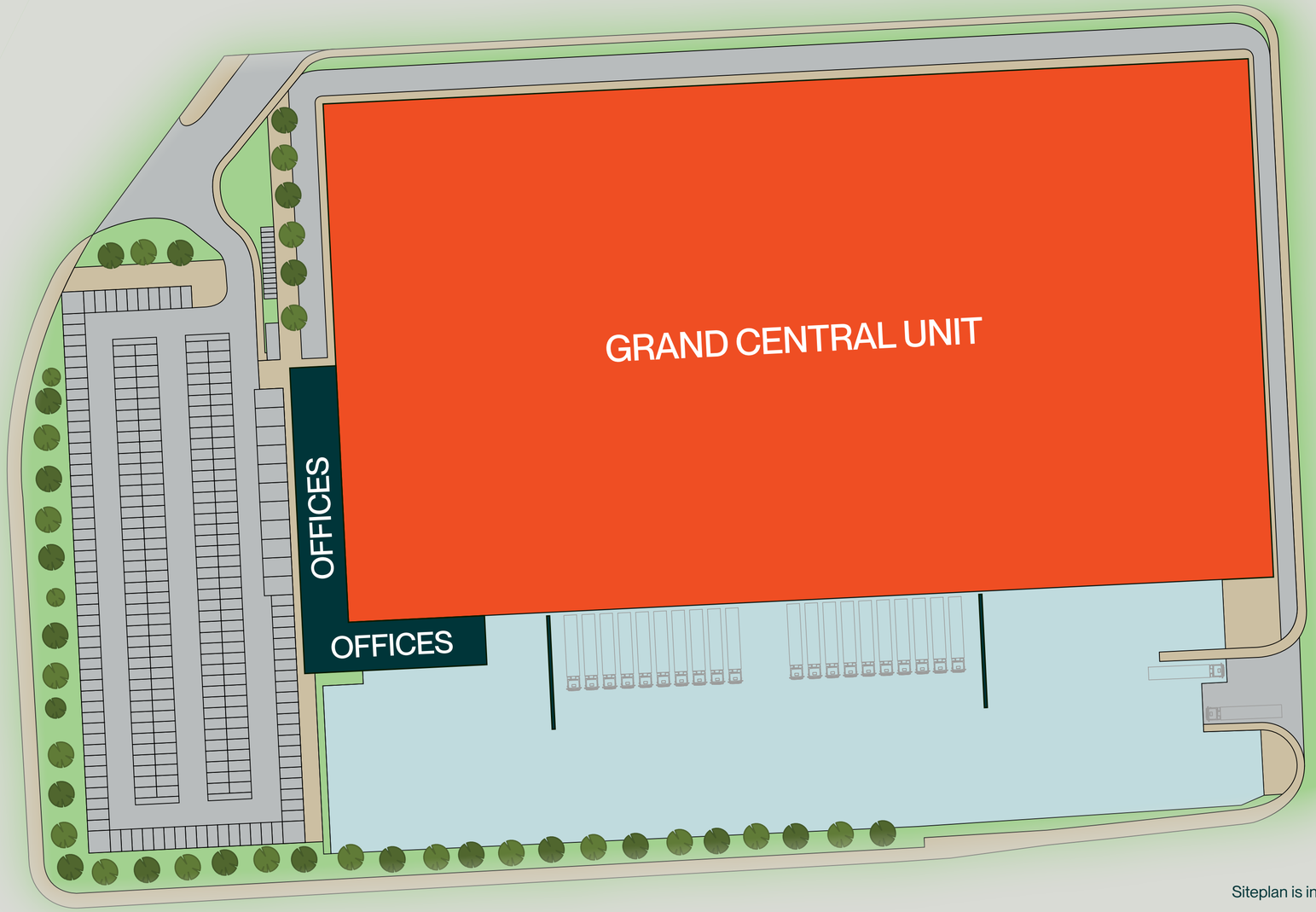
	GRAND CENTRAL UNIT
WAREHOUSE	237, 282 SQ FT (22,044 SQ M)
GF OFFICE	11,479 SQ FT (1,066 SQ M)
FF OFFICE	2,547 SQ FT (237 SQ M)
TOTAL	**251,308 SQ FT (23,347 SQ M)**

All floor areas are approximate gross internal areas.

	NARROW RACKING LAYOUT
TOTAL PALLETS	52,992

	WIDE RACKING LAYOUT
TOTAL PALLETS	39,168

Take a closer look →



Siteplan is indicative.

Warehousing that Works.

Warehousing that Works.

HENRIETTA DANIELS
Senior Asset Manager
07870 845 650
henrietta.daniels@indurent.com

/INDURENT
GRAND CENTRAL

Discover more

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 relay. 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 .

Warehousing that Works.

B8 01925 320 520 www.b8re.com

Will Kenyon
M: 07802 869 279
E: will@b8re.com

DTRE 0161 549 9760 www.dtre.com

Rob Kos
M: 07709 846 930
E: rob.kos@dtre.com