

Unit A
Centrepont Manchester
Manchester, M17 1AE
///name.wing.oasis
dotindustrial.co.uk

10,983 sq ft
1,018 sq m
Available Now

Comprehensively Refurbished
Industrial / Trade Counter Unit
EPC A

dot Industrial space.
Made better.

Proper modern
industrial space.
Perfect Manchester
location.
Made for your
business.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.



Made better.



Unit A gives you 10,983 sq ft of prime space fronting onto Westinghouse Road within the prestigious Trafford Park industrial estate.

Here you're only half a mile from Junction 9 of the M60, accessed via Parkway (A5081), and just four miles west of Manchester city centre.

MANCHESTER ↗

Centrepont Manchester

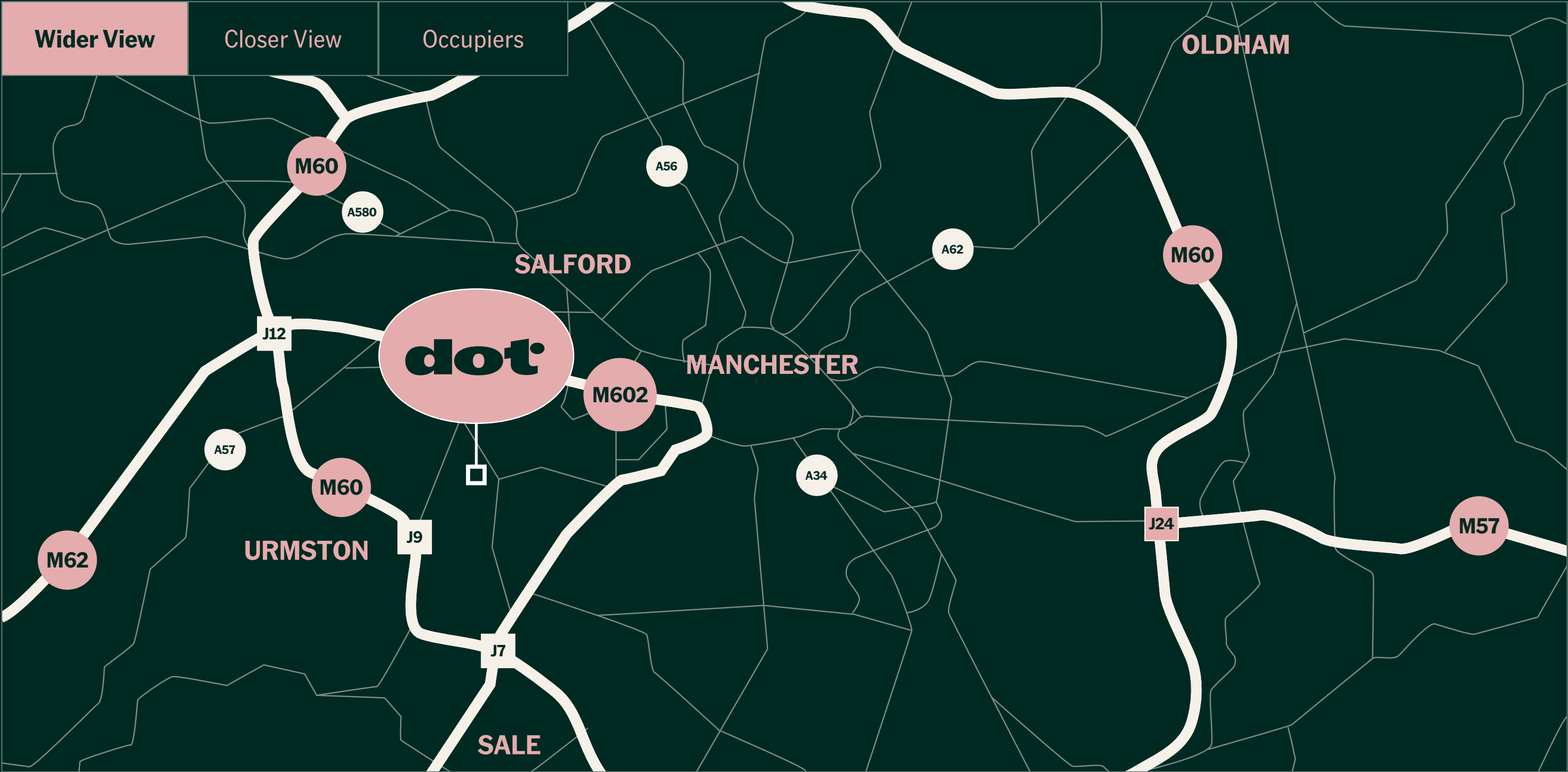
Westinghouse Road

Unit A
10,983 sq ft

↙
WARRINGTON
LIVERPOOL
M60 (J9)



Front and centre connections.



M17 1AE ///name.wing.oasis

Give your business the best dot on the map.

Located in the famous Trafford Park industrial estate, Unit A gives you access to Junction 9 of the M60 within three minutes – putting Liverpool, Birmingham, and millions of potential customers right on your doorstep.

Getting here is easy too with the Parkway Metrolink stop less than a 5 minute walk from the estate. Manchester Victoria and Piccadilly are only five miles away, plus there’s plenty of amenities nearby, including Greggs, McDonald’s and the Trafford Centre.

Centrepont Population Reach	45 Minute Drivetime	5,645,039
	60 Minute Drivetime	8,418,178
30 Minute Drivetime		3,160,546

Road		
M60 (J9)	1 Mile	3 Mins
M60 (J10)	2 Miles	5 Mins
M62 (J12)	4 Miles	8 Mins
M56 (J3A)	7 Miles	10 Mins

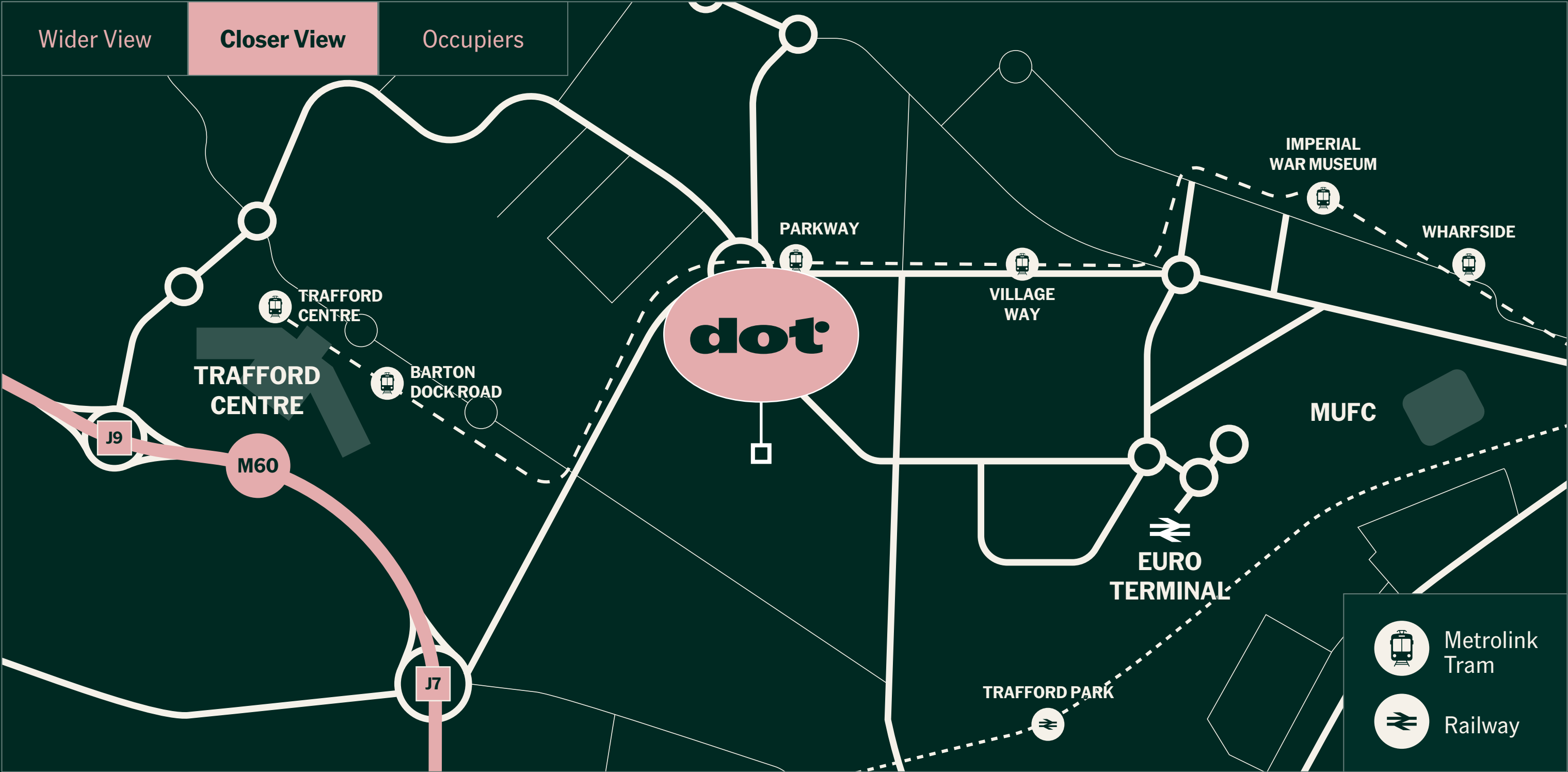
Rail, Air & Ports	
Manchester Piccadilly ➡	5 Miles
Manchester Victoria ➡	5.5 Miles
Manchester Airport	8.5 Miles
Port of Liverpool	38 Miles

Front and centre connections.

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Front and centre connections.

Wider View

Closer View

Occupiers

















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Centrepoint
Population Reach

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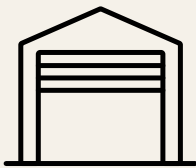
Better industrial space.

Full stop.

You deserve industrial space that works as hard as you do. That’s why Unit A has been transformed to be as smart and efficient as possible.

Whether you’re a last-mile logistics operator or a trade counter locals rely on, everything’s set up to help you work smoother and faster.

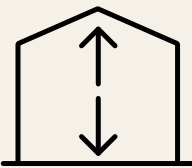
Accommodation	(sq ft)	(sq m)
Warehouse	10,137	942
First Floor	846	79
Total	10,983	1,018



1 Level Access Loading Door



150kVA Power Supply



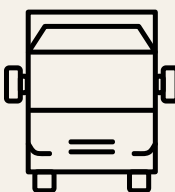
Up to 7.15m Eaves Height



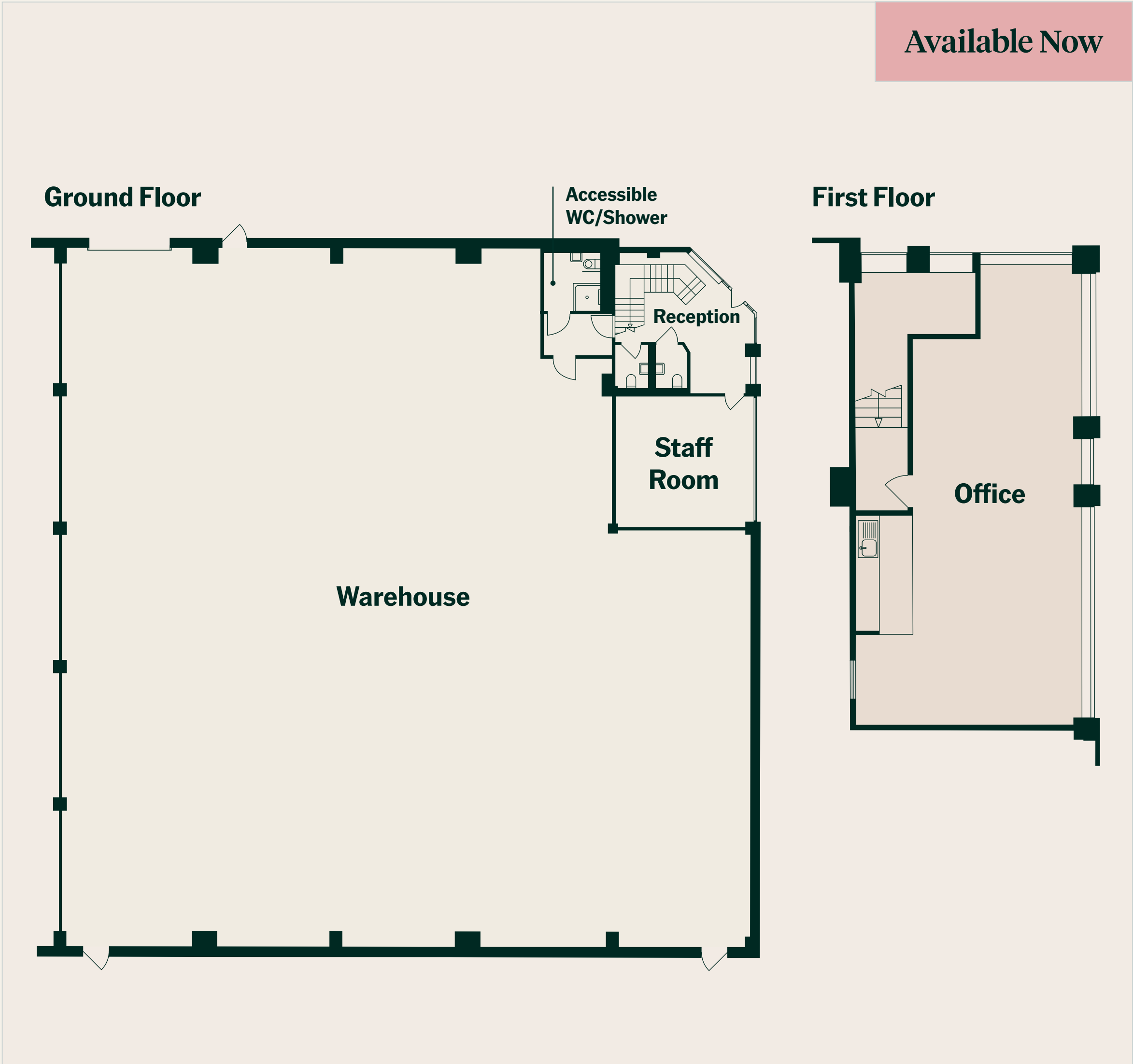
Secure Yard



16 Car Parking Spaces



25m Turning Circle



A space that puts people first.

Efficient, inviting spaces.

After understanding your needs, we modernise buildings and estates to create more efficient, inviting spaces that are better for business, employees and customers.



Common sense upgrades. For uncommon returns.

• Extensive Landscaping



• Unit A Exterior



• Newly fitted roof panels for enhanced natural lighting increasing staff welfare and efficiency

• High quality materials used throughout for a clean, modern finish



Lower bills at the flick of a switch.

Sustainability and workforce wellbeing go hand in hand. With LED lighting that’s easy on the eyes, and PV panels that lower your bills by up to £5,000 per year*, this is a warehouse that feels smart from the moment you step inside.



**EPC
A**



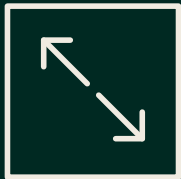
**Electric
Vehicle Charging**



**Photovoltaic
Panels**



**LED
Lighting**



**10% Rooflight
Coverage**



*Calculated according to a 25p/kWh electricity unit rate (subject to all generation being used on site). Estimated based on the installation of the 23 kWp system and an annual energy generation of c.20,000 kWh.

01. Only the best locations will do.

We know where the opportunities are and we want to put you there.



02. Always right there with you.

Easy access to an experienced team who love getting things done.

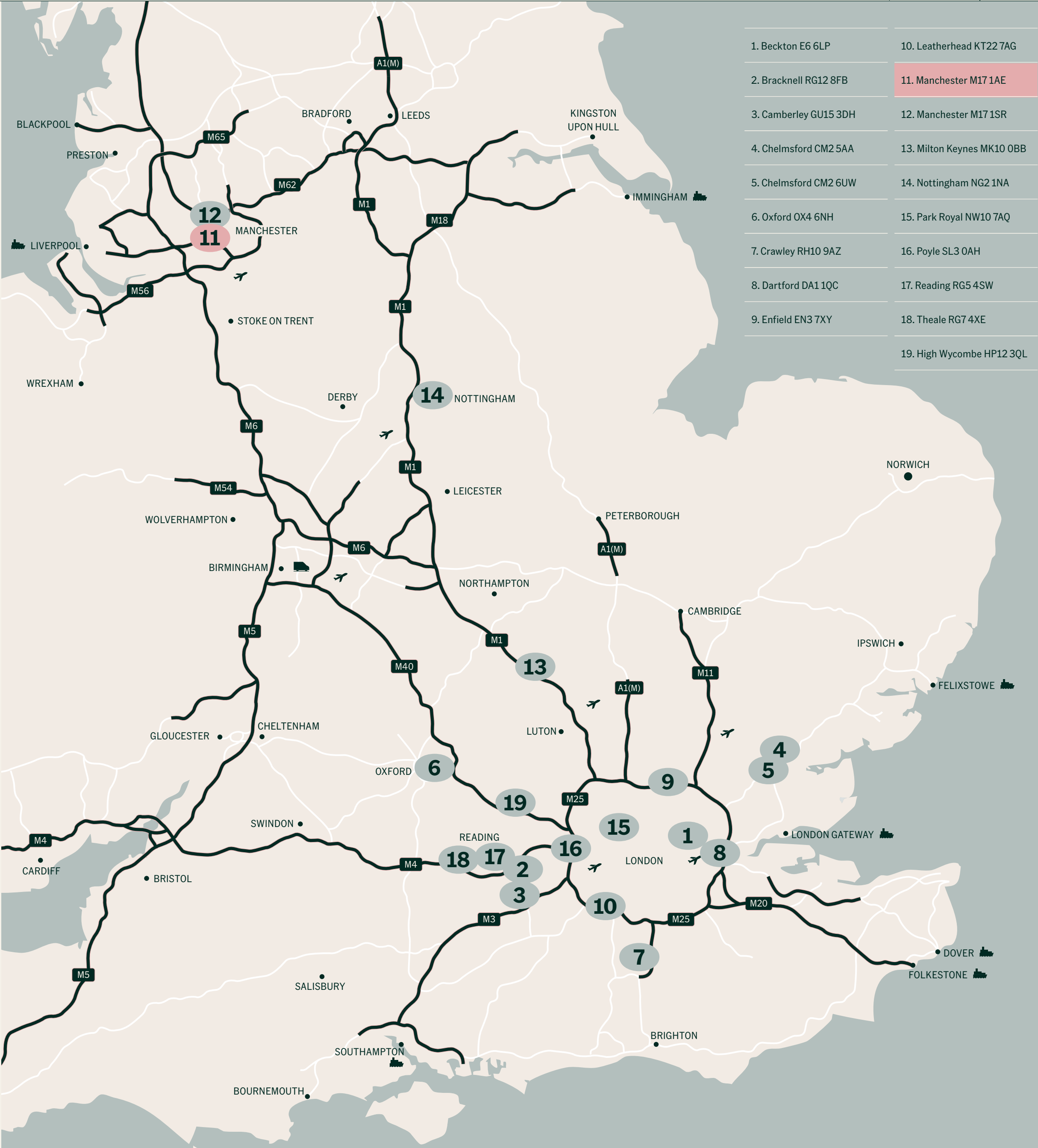


03. Creating spaces people are proud of.

Because an industrial space should back you, not hold you back.



You deserve industrial space that works as hard as you do. Perfectly placed urban space built for your last mile, trade or light industrial needs. Efficient, inviting and expertly managed by ARGO.





Industrial space.
Made better.

Get in touch,
we'd love to
show you
around.



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