

Unit 1 (Rear)
Trafford Trade Park
Manchester, M17 1SR
///harp.ahead.brand
dotindustrial.co.uk

8,503 sq ft
790 sq m
Available Now

Undergoing Refurbishment
Industrial / Trade Counter Unit
Targeting EPC A

dot Industrial space.
Made better.

Seriously good industrial space.

Located in Trafford Park.

With your name on it.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.



Made better.



Unit 1 at Trafford Trade Park comprises of 8,503 sq ft of trade counter / industrial space. Currently undergoing extensive refurbishment the unit will be complete in Q4 2026.

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.





Unit 1 (Rear)
8,503 sq ft

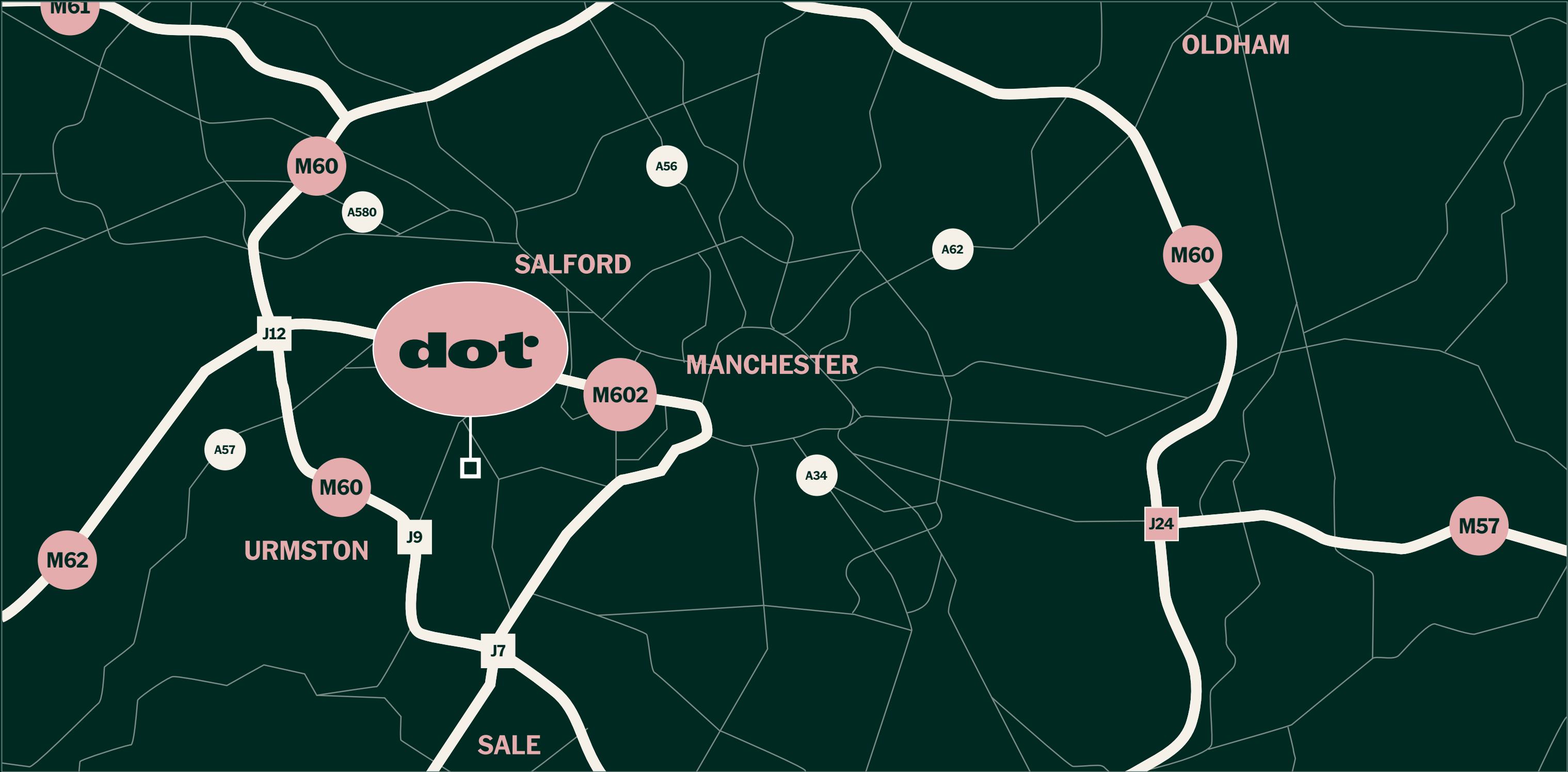
**Trafford
Trade Park**

← **WARRINGTON
LIVERPOOL
M60 (J9)**

Guinness Road

**MANCHESTER
M602 (J2)** →

Front and centre connections.



M17 1SR ///harp.ahead.brand

Give your business the best dot on the map.

Situated on Trafford Trade Park, Unit 1 (Rear) provides rapid access to Junction 9 of the M60 – 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.

45 Minute Drivetime

Trafford Trade Park Population Reach

5,645,039

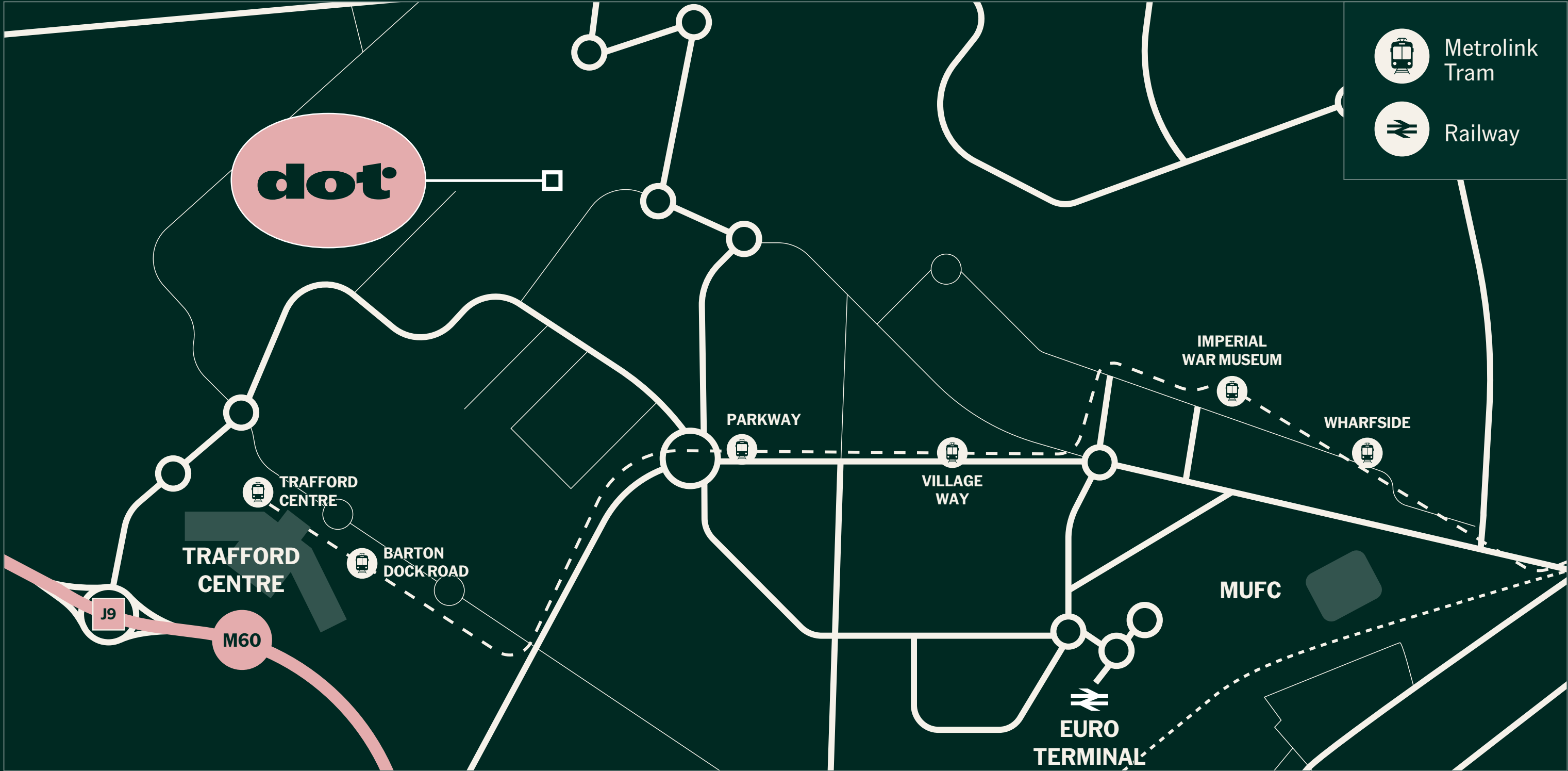
60 Minute Drivetime

3,160,546

8,418,178

Road			Rail, Air & Ports	
M60 (J9)	1 Mile	3 Mins	Manchester Piccadilly ➡	5 Miles
M60 (J10)	2 Miles	5 Mins	Manchester Victoria ➡	5.5 Miles
M62 (J12)	4 Miles	8 Mins	Manchester Airport	8.5 Miles
M56 (J3A)	7 Miles	10 Mins	Port of Liverpool	38 Miles

Front and centre connections.



M17 1SR ///harp.ahead.brand

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.

30 Minute Drivetime

3,160,546

45 Minute Drivetime

5,645,039

60 Minute Drivetime

8,418,178

Trafford Trade Park

Population Reach

Road			Rail, Air & Ports	
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Front and centre connections.



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Trafford Trade Park
Population Reach

45 Minute Drivetime

5,645,039

30 Minute Drivetime

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60 Minute Drivetime

8,418,178

Road

M60 (J9)	1 Mile	3 Mins
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Rail, Air & Ports

Manchester Piccadilly ➡	5 Miles
Manchester Victoria ➡	5.5 Miles
Manchester Airport	8.5 Miles
Port of Liverpool	38 Miles

Better industrial space.

Full stop.

You deserve industrial space that works as hard as you do. That’s why Unit 1 (Rear) is being 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.

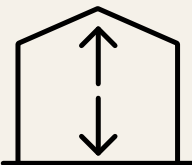
Accommodation	(sq ft)	(sq m)
Total	8,503	790



1 Level Access Loading Door



150kVA Power Supply



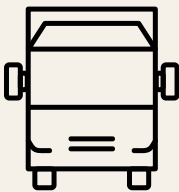
Up to 7m Eaves Height



Secure Gated 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 1 (Rear)



• 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 £4,043 per year*, this is a warehouse that feels smart from the moment you step inside.



Targeting
EPC A



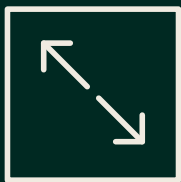
Electric
Vehicle Charging



Photovoltaic
Panels



LED
Lighting



10% Rooflight
Coverage



*Calculated according to a 30p/kWh electricity unit rate (subject to all generation being used on site).
Estimated based on the installation of the 15 kWp system and an annual energy generation of c.13,477 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.

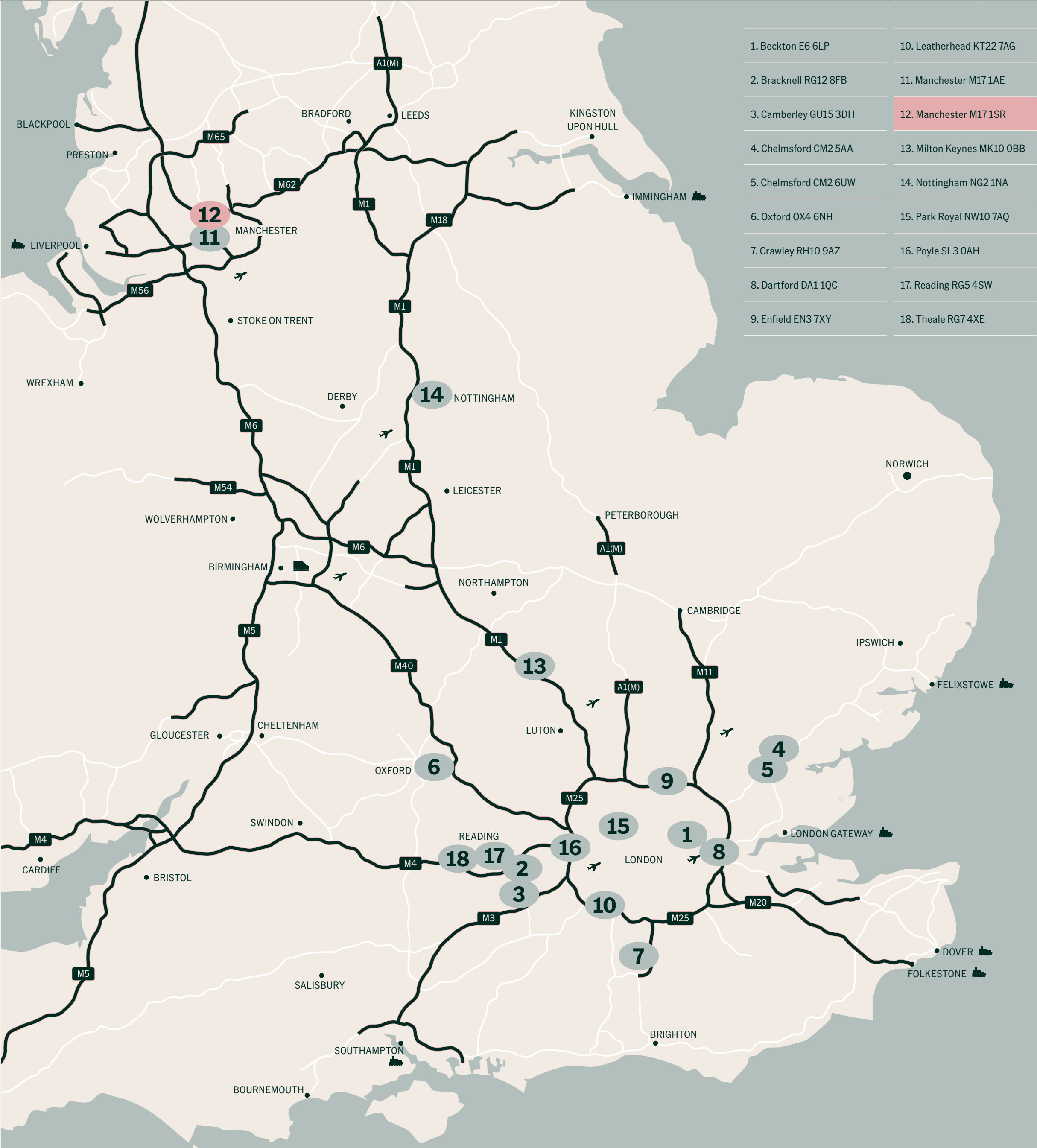


03. Creating spaces people are proud of.

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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Asset managed by:
ARGO 
Real Estate Limited