

Units 1 & 2 Rear
Trafford Trade Park
Manchester, M17 1SR
///harp.ahead.brand
dotindustrial.co.uk

8,503 & 8,512 sq ft
790 & 790.8 sq m
Available Q4 2026 & Q2 2027

Undergoing Refurbishment
Industrial / Trade Counter Unit
Targeting EPC A

dot Industrial space.
Made better.

Seriously good
industrial space.
Located in the heart
of trafford park.
With your
name on it.

Asset managed by:
ARGO 
Real Estate Limited

Industrial space.



Computer generated image of Units 1 & Unit 2 Rear

Made better.



Units 1 & 2 Rear at Trafford Trade Park comprise of 8,503 & 8,512 sq ft of trade counter / industrial space. Currently undergoing extensive refurbishment the units will be complete in Q4 2026 and Q2 2027 respectively.

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 2 Rear
8,512 sq ft

Unit 1 Rear
8,503 sq ft

Trafford
Trade Park

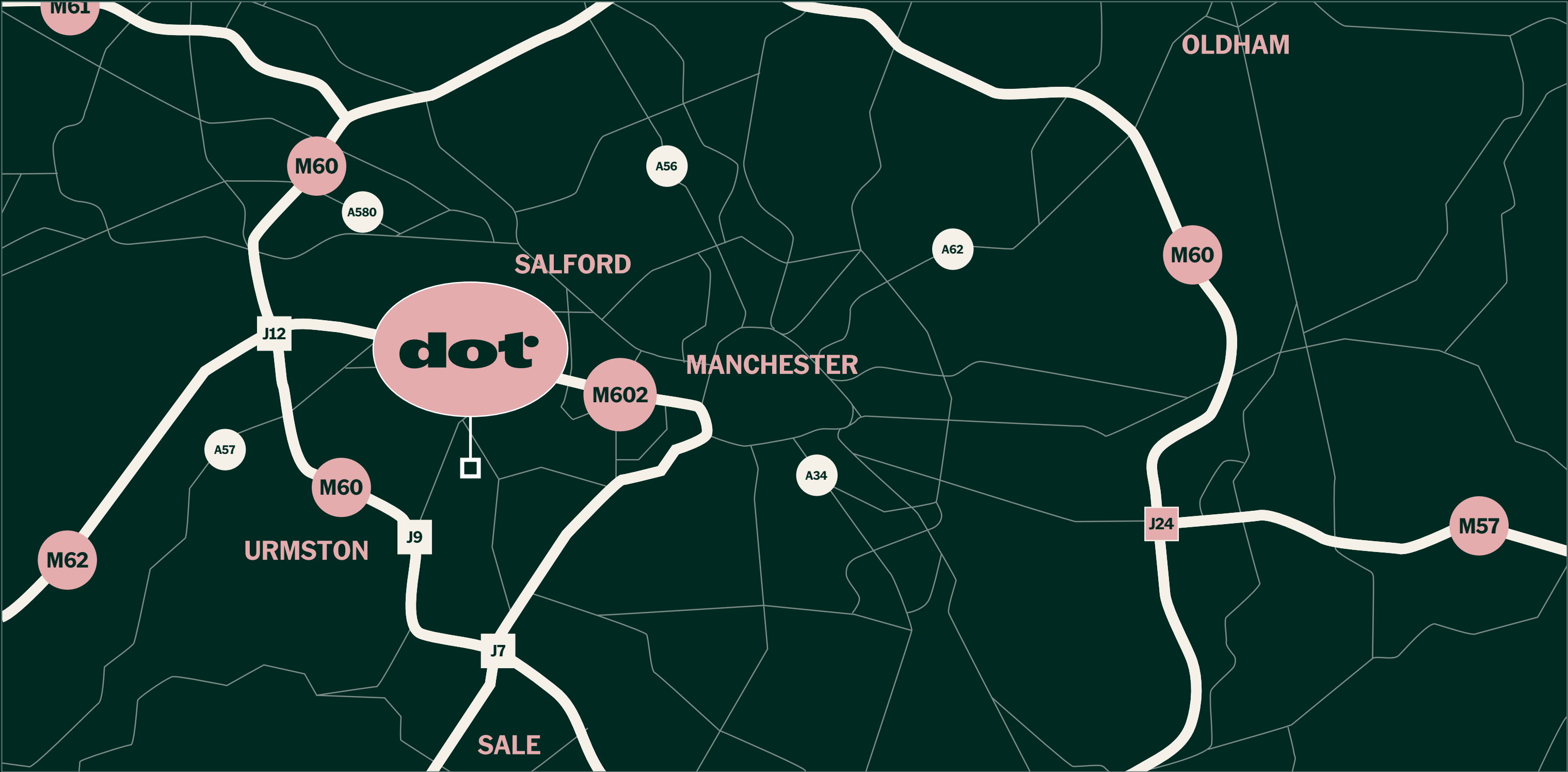
← WARRINGTON
LIVERPOOL
M60 (J9)

Guinness Road

MANCHESTER
M602 (J2) →

Computer generated image of Units 1 & Unit 2 Rear

Front and centre connections.



M17 1SR ///harp.ahead.brand

Give your business the best dot on the map.

Situated in the heart of Trafford Trade Park, Units 1 & 2 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

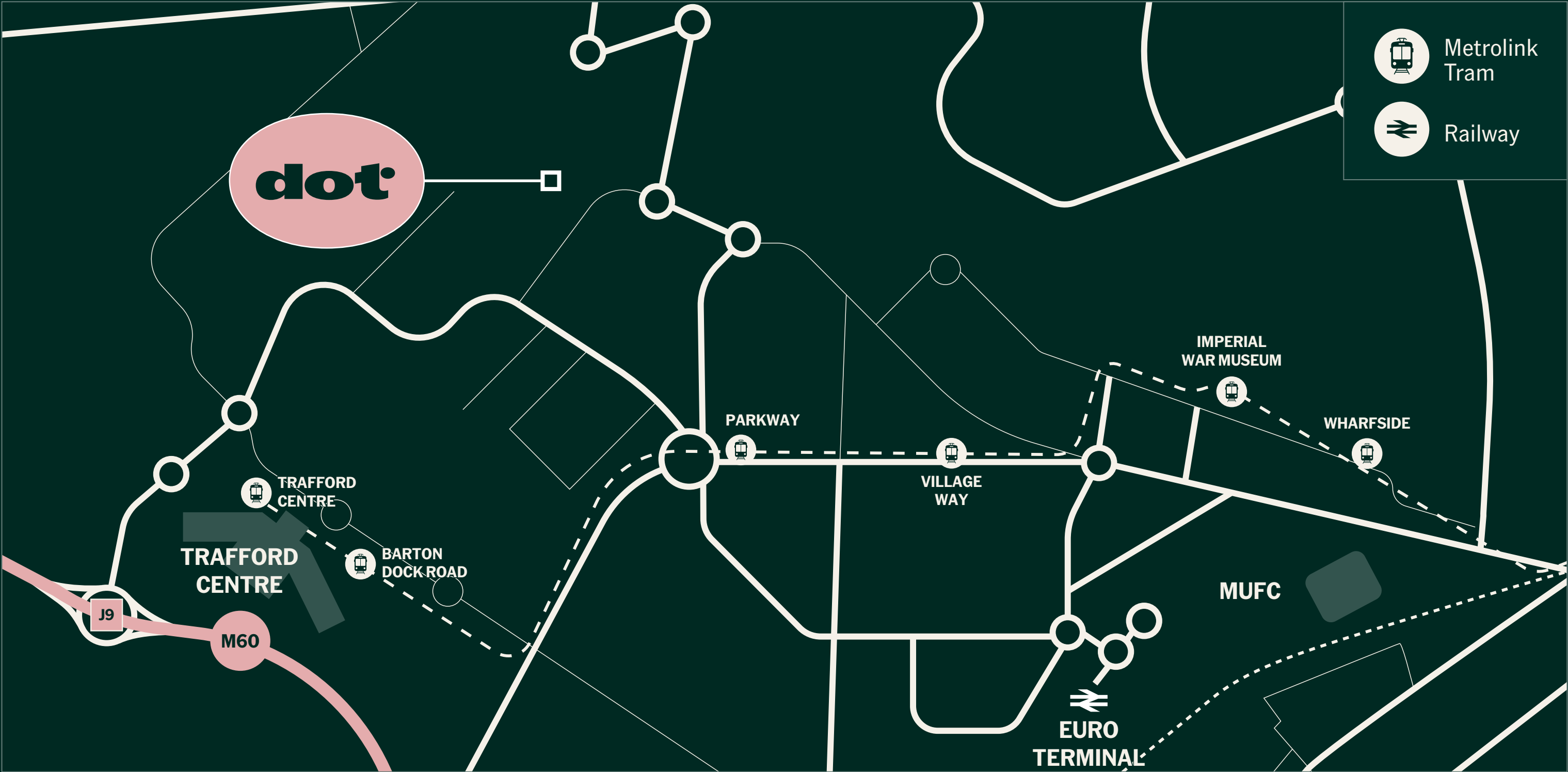
3,160,546

8,418,178

Road		
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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Trafford Trade Park
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 Units 1 & 2 Rear are 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.

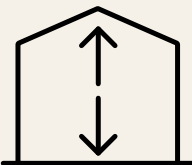
Accommodation	(sq ft)	(sq m)
Unit 1 Rear	8,503	790
Unit 2 Rear	8,512	790.8
Total	17,015	1,580.8



1 Level Access Loading Door



150kVA Power Supply



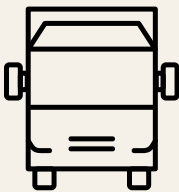
Up to 7m Eaves Height



Secure Gated Yard



16 dedicated 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



• Computer generated image of Units 1 & Unit 2 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



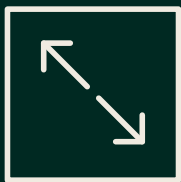
Electric
Vehicle Charging



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.

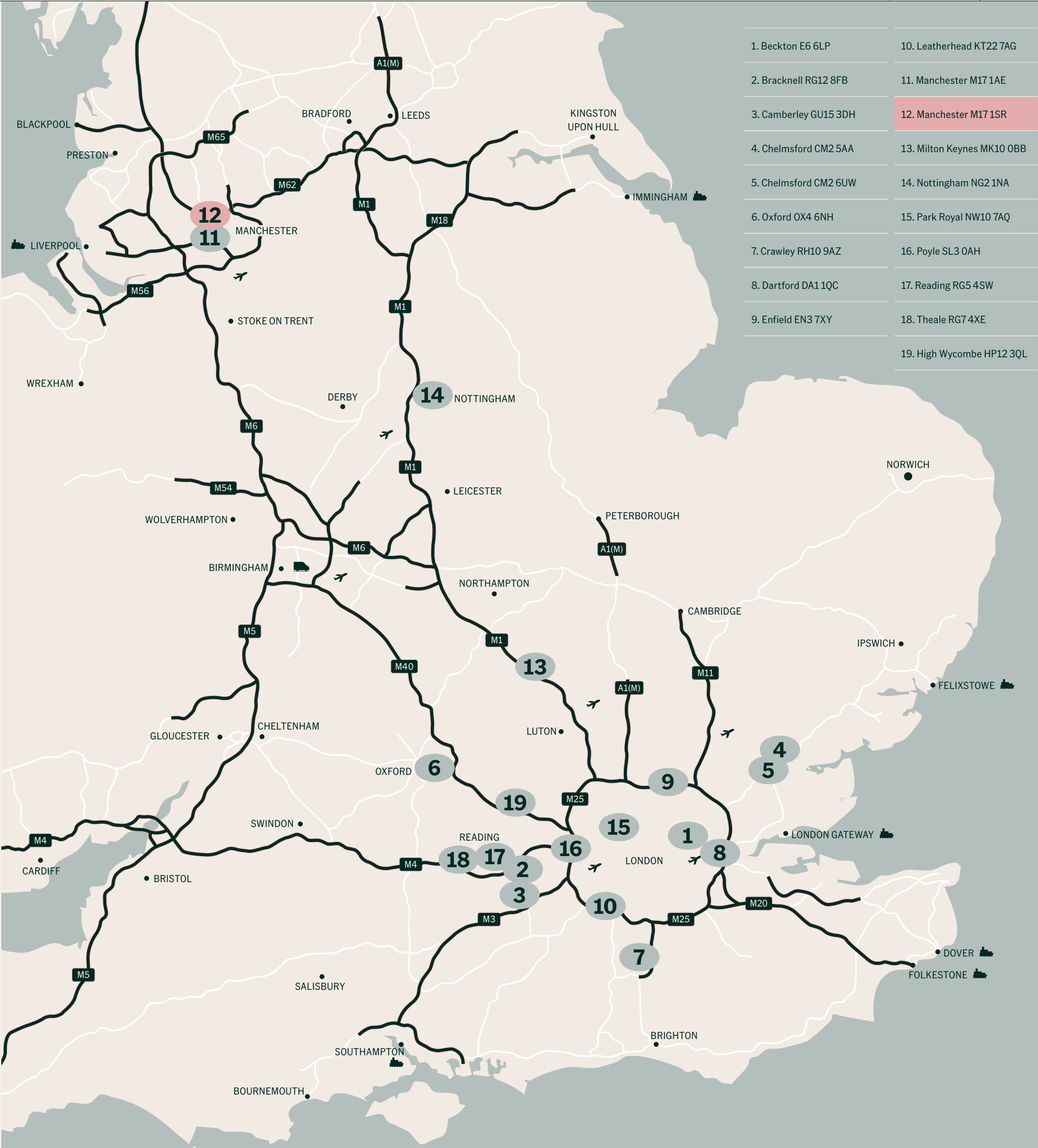


03. Creating spaces people are proud of.

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.



Francesca Mortimore

Senior Asset Manager

francesca@argorealestate.com

+44 (0) 7842 132 190



Hope Ayers

Asset Manager

hope@argorealestate.com

+44 (0) 7771 847 166



Bradley Norton

bradley.norton@knightfrank.com

+44 (0) 7870 393 145

Max Seed

max.seed@knightfrank.com

+44 (0) 7484 987 756

DTRE

Jack Weatherilt

jack.weatherilt@dtre.com

+44 (0) 7920 468 487

Matt Styles

matt.styles@dtre.com

+44 (0) 7701 275 588

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Real Estate Limited