TRAFFORD COUNCIL

TRAFFORD - FIRST FOR INVESTMENT

www.trafford.gov.uk

WELCOME TO TRAFFORD

Trafford is at the heart of Greater Manchester (GM) and is one of its economic powerhouses. Home to a vast range of businesses, a dynamic economy and considerable development opportunities; Trafford is the perfect place to invest in and locate your business.

We have particular strengths in:

- Advanced Manufacturing
- Food & Drink Manufacture
- Business and Professional Services
- Digital and Creative

And have an extensive supply chain and ease to market which makes Trafford the prime investment location in GM.

We believe Trafford is First for Investment and invite you to see why.

TRAFFORD: FIRST FOR INVESTMENT

We are home to internationally recognised brands which illustrates our locational, workforce and supply chain advantages. From Manchester United, Lancashire County Cricket Club to Kelloggs, L'Oreal, Saica and Unilever; we already have the strong concentration of worldwide brands that make us stand out.

We are a great place not only to invest and work, but also to live and enjoy. High quality houses, schools, parks and open spaces, coupled with our four town centres, provide for all your recreational needs.

13,000
BUSINESSES

£6.9BN GVA
ONE OF THE HIGHEST IN GM

145,400
WORKING AGE POPULATION

ACCESS TO GM TRAVEL TO WORK POPULATION OF **1.8M** PEOPLE

99.5% OF TRAFFORD WILL HAVE SUPERFAST BROADBAND CONNECTIVITY BY MARCH 2017

44% OF ADULTS ARE EDUCATED TO DEGREE LEVEL OR EQUIVALENT

4
VIBRANT TOWN CENTRES

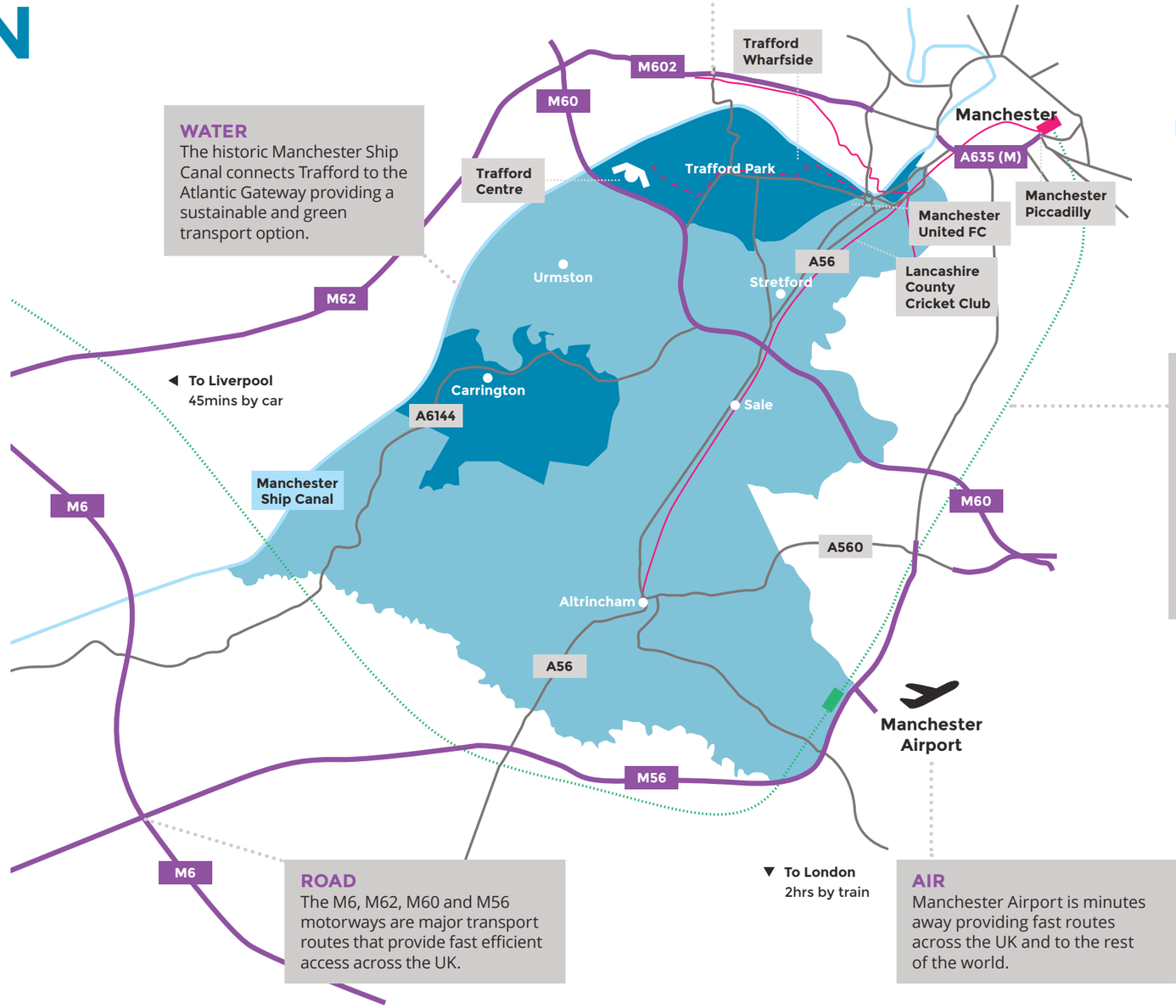
THE BEST PERFORMING SCHOOLS IN THE COUNTRY

232,500
TRAFFORD POPULATION

AN ESTABLISHED BASE IN A PRIME LOCATION

We have a number of major investment and business location sites of GM and UK significance. Coupled with unparalleled transport links you are fully connected to your clients, suppliers and workforce.

- 6 major investment and business locations
- North West's largest inland freight terminal in Trafford Park
- Easy and quick access to Manchester International Airport
- 2 hour express train journey to London
- 45-minute drive to Leeds and Liverpool
- Extensive tram network
- HS2 rail service planned for 2032



METROLINK
The Metrolink public transport system runs directly through Trafford, offering fantastic accessibility and local connections across the borough.

A proposed new Metrolink line through Trafford Park to the Trafford Centre is an objective for the next ten years.

WATER
The historic Manchester Ship Canal connects Trafford to the Atlantic Gateway providing a sustainable and green transport option.

RAIL
Trafford offers fantastic access to both passenger and freight rail networks. The North West's largest inland freight terminal is located in Trafford Park, providing direct access to the rail network, whilst our excellent passenger rail links ensure you can stay connected to customers and suppliers.

The UK's new superfast HS2 rail service is also planned to be completed in 2032 and with a stop at Manchester Airport it will bring the country even closer to your business.

ROAD
The M6, M62, M60 and M56 motorways are major transport routes that provide fast efficient access across the UK.

AIR
Manchester Airport is minutes away providing fast routes across the UK and to the rest of the world.

KEY

- 'A' Road
- Motorway
- Proposed HS2 Rail Line
- Metrolink
- Proposed Metrolink route
- Manchester Ship Canal
- Development Area

INVESTMENT PROPOSITIONS:

ALTAIR

AREA:
1.8 hectares

NEW OFFICE SPACE:
3,500 SQM

NEW RESTAURANT /RETAIL SPACE: 9,300 SQM

RESIDENTIAL UNITS:
150

DISTANCE TO CITY CENTRE: 10 miles

DRIVE TIME TO AIRPORT:
15 minutes

- Altair is an exciting new development situated in the heart of Altrincham, a historic market town, just 10 miles from Manchester. Delivered by Nikal, this modern, high quality scheme will bring new residential, commercial and retail space making a significant contribution to Trafford's offer.
- With a new £19m transport interchange, Altair will be easily accessible by workers, residents, visitors and shoppers.
- Altrincham is fast becoming a major entertainment and leisure destination and Altair will play a key role in the continued transformation of the town.

"ALTRINCHAM IS FAST BECOMING A MAJOR ENTERTAINMENT AND LEISURE DESTINATION"

INVESTMENT PROPOSITIONS:

TRAFFORD PARK

AREA:
566 hectares

BUSINESSES IN AREA: 1,300

PEOPLE EMPLOYED IN AREA: 35,000

NETWORK TYPE:
Ultrafast fibre - 'The Loop'

DISTANCE TO CITY CENTRE: 5 miles

DRIVE TIME TO AIRPORT:
15 minutes

- Trafford Park is one of the largest industrial parks in Europe and its varied and significant business base, vibrancy, communication and supply chain linkages have attracted new investment such as ITV Studios (Coronation Street) and Missguided.

- Trafford Park has seamless connectivity with the GM area. The Manchester Ship Canal, motorway network, freight terminal and airport are all within a short distance ensuring it is easy for businesses in the area to connect with customers and suppliers. The proposed new tram line through Trafford Park will make it even more connected to GM and beyond.

"ONE OF EUROPES LARGEST INDUSTRIAL PARKS WITH OVER 9MILLION SQ M OF BUSINESS SPACE"

INVESTMENT PROPOSITIONS:

FUTURE CARRINGTON

AREA:
668 hectares

POTENTIAL COMMERCIAL FLOOR SPACE: 750,000 SQM

POTENTIAL RESIDENTIAL UNITS: 5,000 - 7,000

DISTANCE TO CITY CENTRE: 10 miles

DRIVE TIME TO AIRPORT:
20 minutes

- As one of the most important development opportunities in the North West, Future Carrington offers considerable investment and prime business location opportunities.

- This landmark development site, owned by HIMOR Group, will create a high quality, mixed use, sustainable community, meeting business and residents' needs. With new infrastructure and close links to the M60 and M62, the sheer scale of Future Carrington offers a very rare investment and business proposition.

"ONE OF THE MOST IMPORTANT DEVELOPMENT OPPORTUNITIES IN THE NORTH WEST"

INVESTMENT PROPOSITIONS:

CORNBROOK & POMONA ISLAND

POMONA ISLAND AREA: 14.9 hectares

CORNBROOK HUB AREA: 2.3 hectares

NEW RESIDENTIAL UNITS: 1,000 +

EMPLOYMENT SPACE: 35,500 SQM

DISTANCE TO CITY CENTRE: 2.5 miles

DRIVE TIME TO AIRPORT: 30 minutes

- Cornbrook and Pomona offer a spectacular waterfront development opportunity that is right on the fringe of Manchester City Centre. These prime development areas will be transformed to create a new high quality commercial, leisure, residential and retail destination.

- Adjacent to the A56, the main arterial route connecting Trafford to Manchester, and with excellent train and tram links, these sites have excellent connections to the city centre and beyond.

“THESE PRIME DEVELOPMENT AREAS WILL BE TRANSFORMED TO CREATE A NEW HIGH QUALITY DESTINATION”

INVESTMENT PROPOSITIONS:

A56 OFFICE CORRIDOR

AREA:
10 miles in length

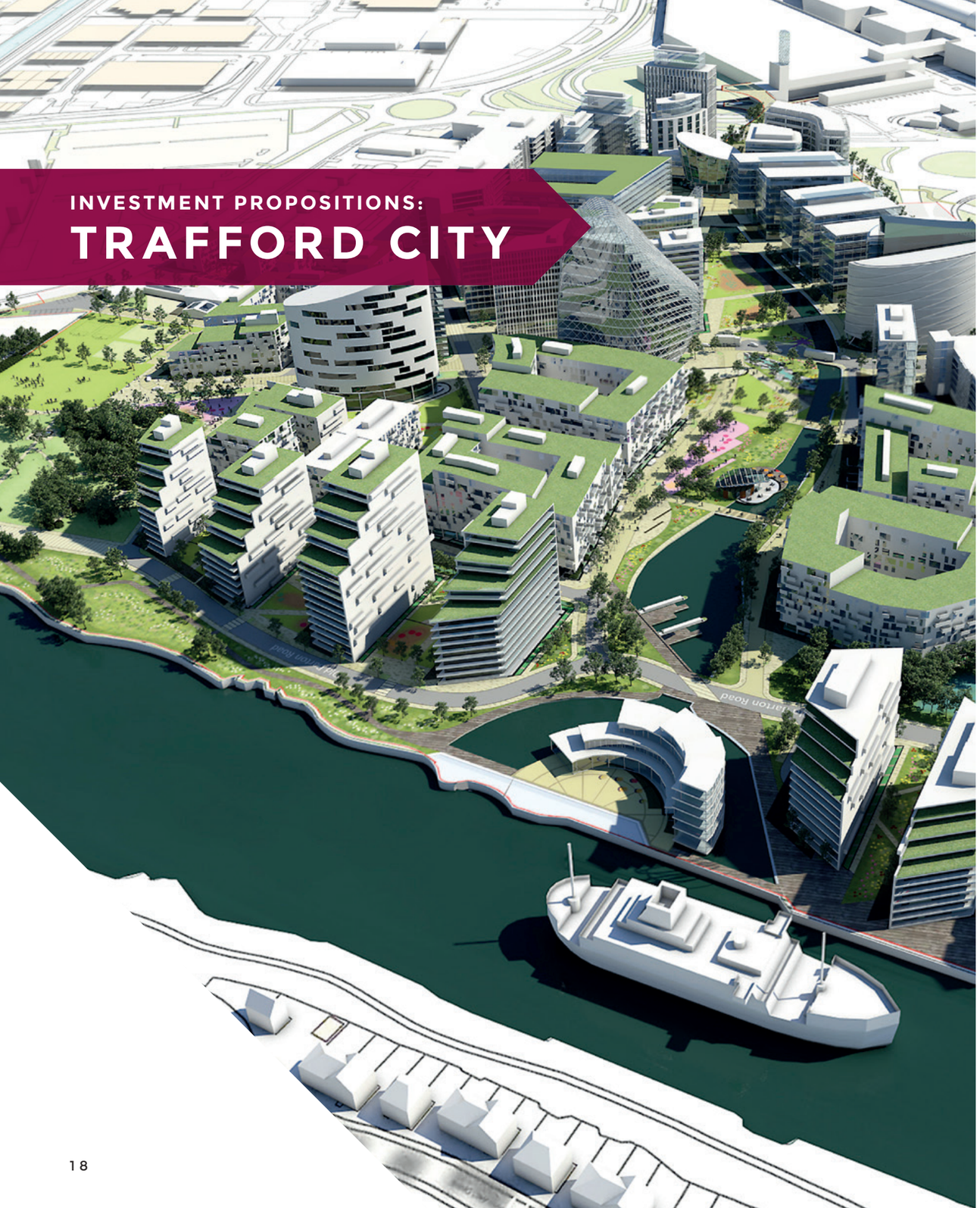
LOCATION:
Runs through the heart of Trafford

MAJOR COMMERCIAL LOCATIONS: Along the corridor

TRANSPORT CONNECTIONS:
Fast Tram and Bus along corridor

- This Corridor provides the largest amount of commercial floor space outside of Manchester City Centre concentrated in Old Trafford, Stretford, Sale and Altrincham. It connects Trafford with Manchester to the north and the M56 to the south and is one of the main arterial routes in GM.
- The area offers a wide variety of flexible office space to meet business requirements and is already home to some of Trafford's largest companies.

"OFFERS A WIDE VARIETY OF FLEXIBLE OFFICE SPACE TO MEET BUSINESS REQUIREMENTS"



INVESTMENT PROPOSITIONS:
TRAFFORD CITY

AREA:
200 hectares

RETAIL/LEISURE AND COMMERCIAL SPACE: 315,500 SQM

FUTURE DEVELOPMENT AREA: Over 60 hectares

NEW HOME POTENTIAL:
3,000

VISITORS PER YEAR:
40 million

DISTANCE TO CITY CENTRE: 6 miles

DRIVE TIME TO AIRPORT:
20 minutes

- Trafford City is one of the largest retail and leisure destinations in the UK, boasting the intu Trafford Centre, Chill Factore, Airkix, the Sealife and LEGOLAND Discovery Centres, and Aerial Extreme which together attract over 40 million visitors each year. It also includes Event City, the second largest events venue outside of London, and a range of high quality commercial and hotel space.

- Trafford Waters, sitting within Trafford City, will be a fully integrated urban neighbourhood bringing 3,000 new homes and 87,000 sqm of commercial space. The scale of this new development will make it a major destination to work, live and enjoy.

- With significant infrastructure investment proposed, including a new Metrolink line from Manchester city centre and an additional road link to Salford, Trafford City will continue to be a major business and visitor destination.

“ TRAFFORD WATERS, WILL BE A FULLY INTEGRATED URBAN NEIGHBOURHOOD BRINGING 87,000 SQM OF COMMERCIAL SPACE ”

We hope you have seen why Trafford truly is First for Investment and we want to help you realise the considerable investment and business opportunities available.

We are open for business and through our Growth Service, will provide you with a professional, dedicated account manager to ensure a seamless approach to meet your requirements.

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