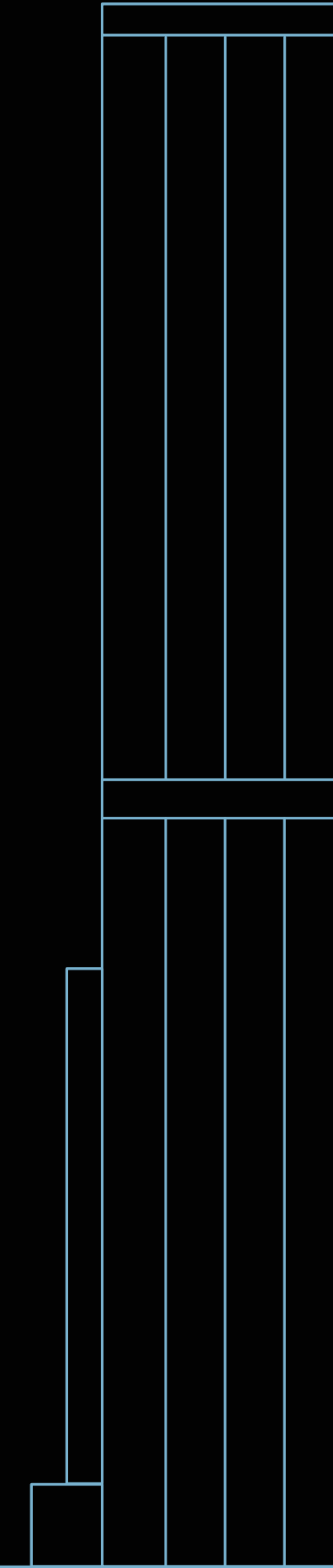
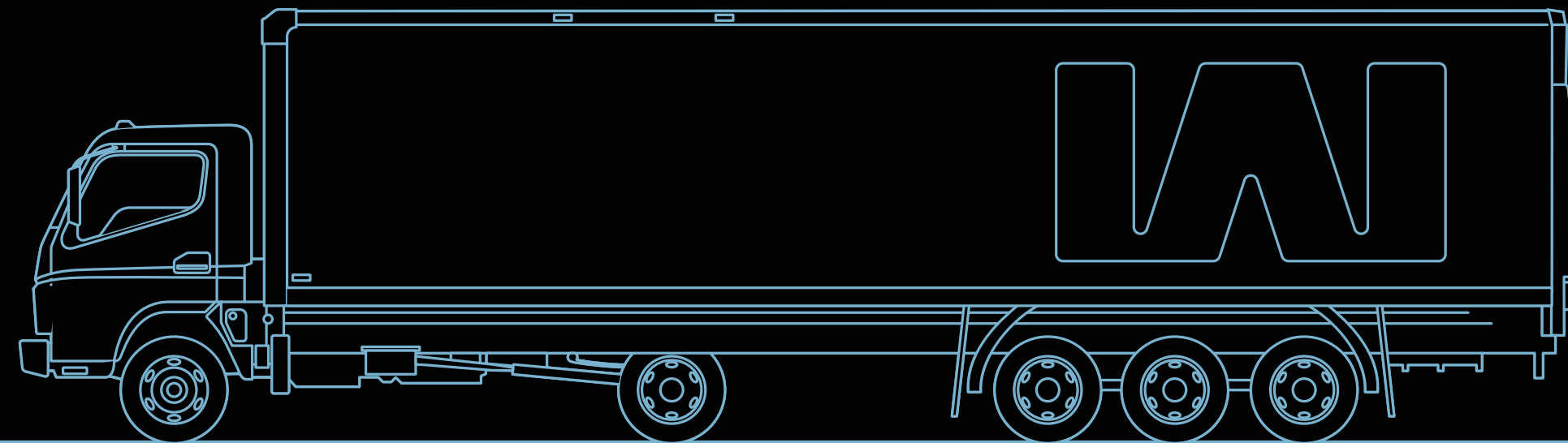
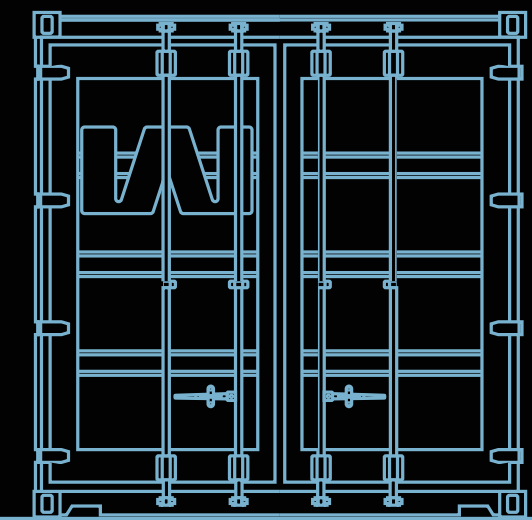


World Freight Terminal Manchester Airport

The UK's northern distribution gateway

Logistics, Warehousing & Office
Accommodation To Let Up to 100,000 sq ft

Avro Way, Manchester Airport, M90 5PL





Contents

World Freight Terminal

Existing Estate

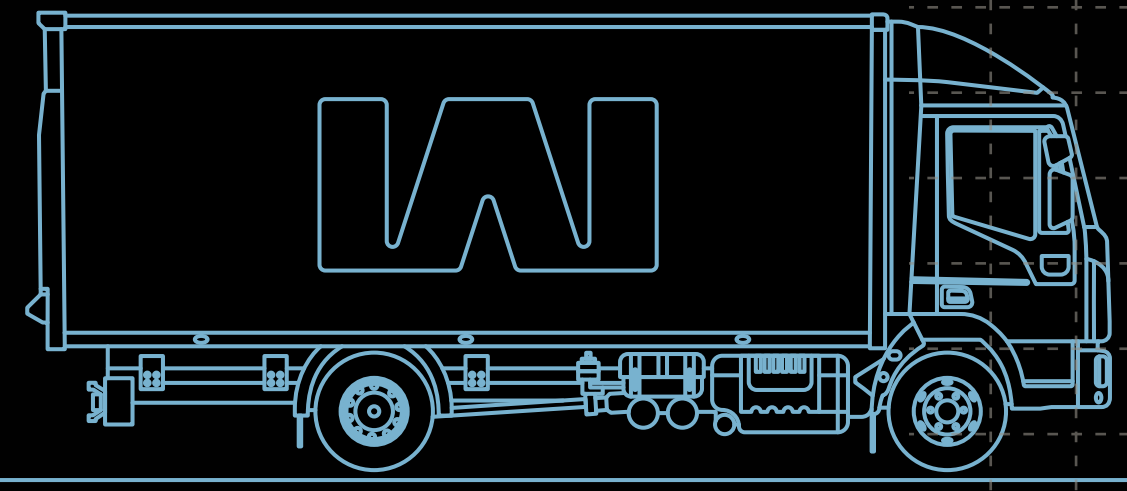
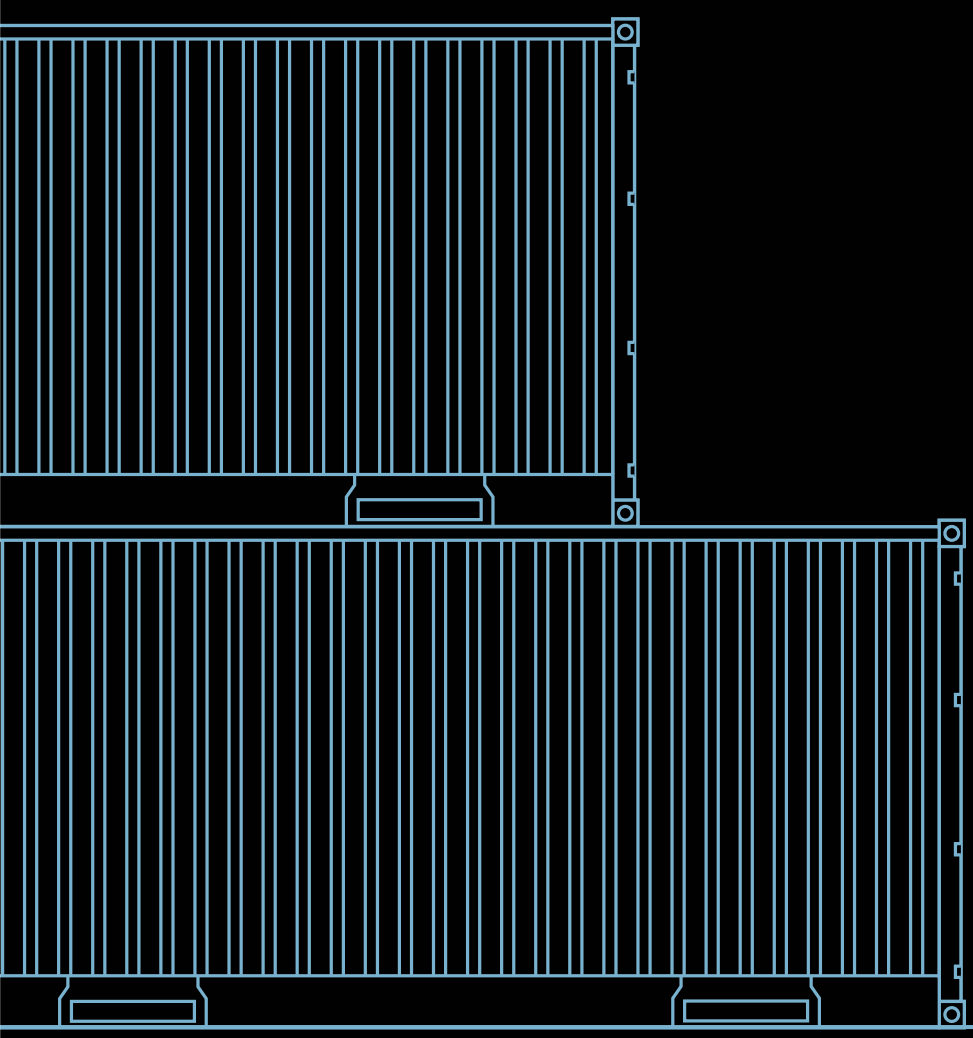
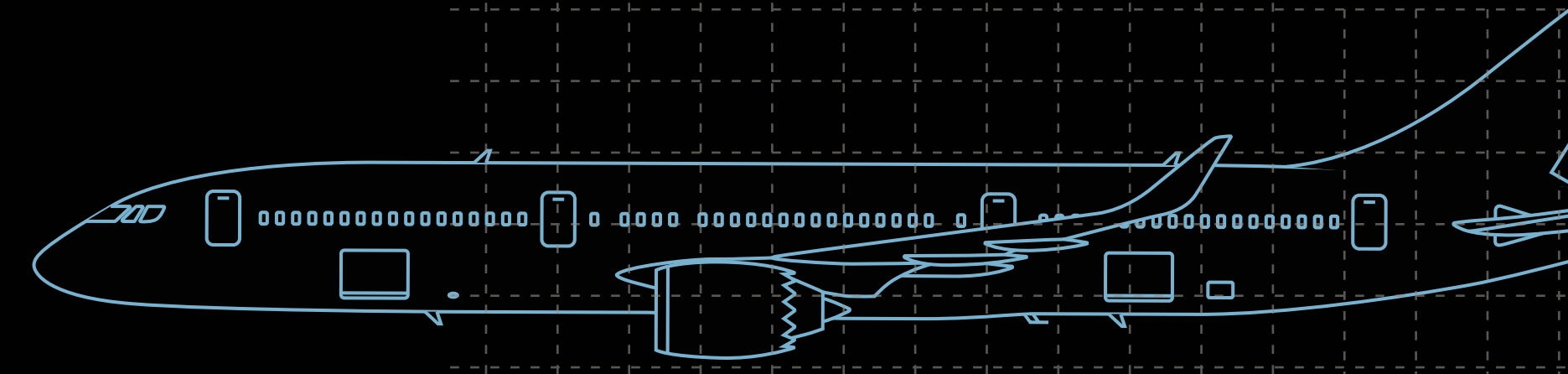
New Build Opportunities

Future Development Phases

Connectivity

Sustainability

Contact



World Freight Terminal

The World Freight Terminal at Manchester Airport provides c.400,000 sq ft of high quality logistics, warehouse and office accommodation across a 65 acre park.

Home to a range of globally recognised brands, including dnata, Kuehne & Nagel and FedEx, World Freight Terminal provides occupiers with a unique opportunity to locate at the UK's 3rd largest airport, with exceptional air, road and rail connectivity.

Strategically situated adjacent to J6, M56 Motorway and alongside Manchester Airport, the World Freight Terminal provides an international gateway that connects Manchester's thriving economic network along with the wider UK into the global economy.

It's direct global connectivity with key cargo destinations means the World Freight Terminal is the ideal distribution gateway to conveniently and effectively serve the North of the UK and beyond.

Manchester Airport is experiencing significant inward investment with a £1 billion transformation programme to modernise the airport facility and increase passenger capacity to 44 million.

Increasing long haul and full service routes will drive greater belly hold loading and cargo growth, together with essential ancillary services such as airline catering.





3rd largest freight airport in the UK

c.400,000 sq ft
of existing warehouse accommodation

c.400,000 sq ft
development pipeline

100+
aviation linked occupiers on site



c.29M
passengers p/a

c.120,000
tonnes of cargo p/a

200+
destinations via c.60 airlines



Existing Estate

World Freight Terminal comprises 45 units over 400,000 sq ft of logistics warehouse space with multi-let ancillary offices and is a thriving business destination for over 100 freight forwarding, catering and other aviation businesses, providing just in time access to the airfield.

Established partners include Kuehne & Nagel, Swissport, UCH, Trilogly, DB Schenker, dnata & MAG who have all chosen to locate their businesses at this prime location.



Occupiers include

- KUEHNE+NAGEL
- swissport
- UCH LOGISTICS
- trilogly freight
- DB SCHENKER
- dnata
- MAG
- MENZIES AVIATION





W World
Freight
Terminal

Wilmslow Road

New Build Opportunities

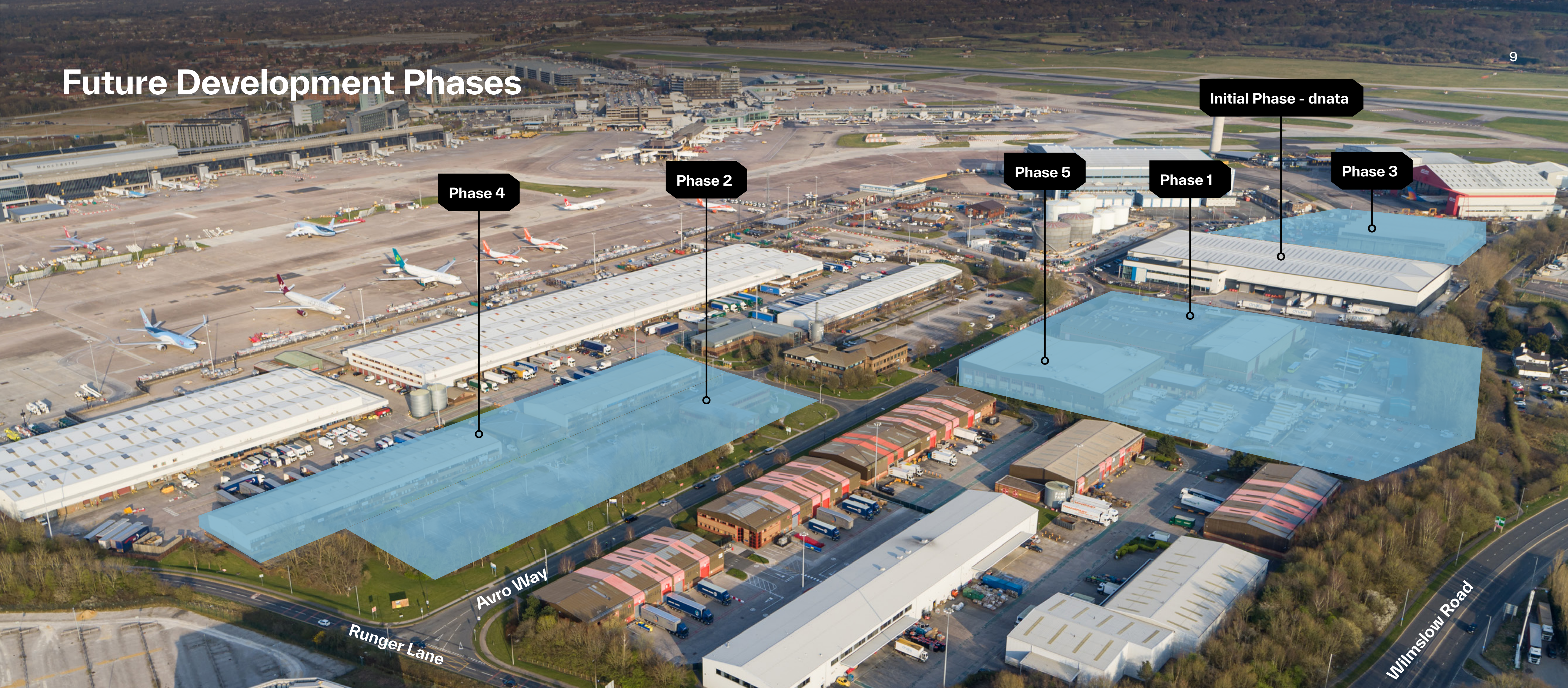
Next Generation Property

During the next five years, World Freight Terminal is being transformed through five phases of brand new sustainable development that will provide over 400,000 sq ft of grade-A warehouse and logistics space.

Units will be targeting net zero status with BREEAM Excellent and EPC rating A and offer occupiers high specification accommodation which can be tailored to meet the operational requirements of aviation businesses.



Future Development Phases



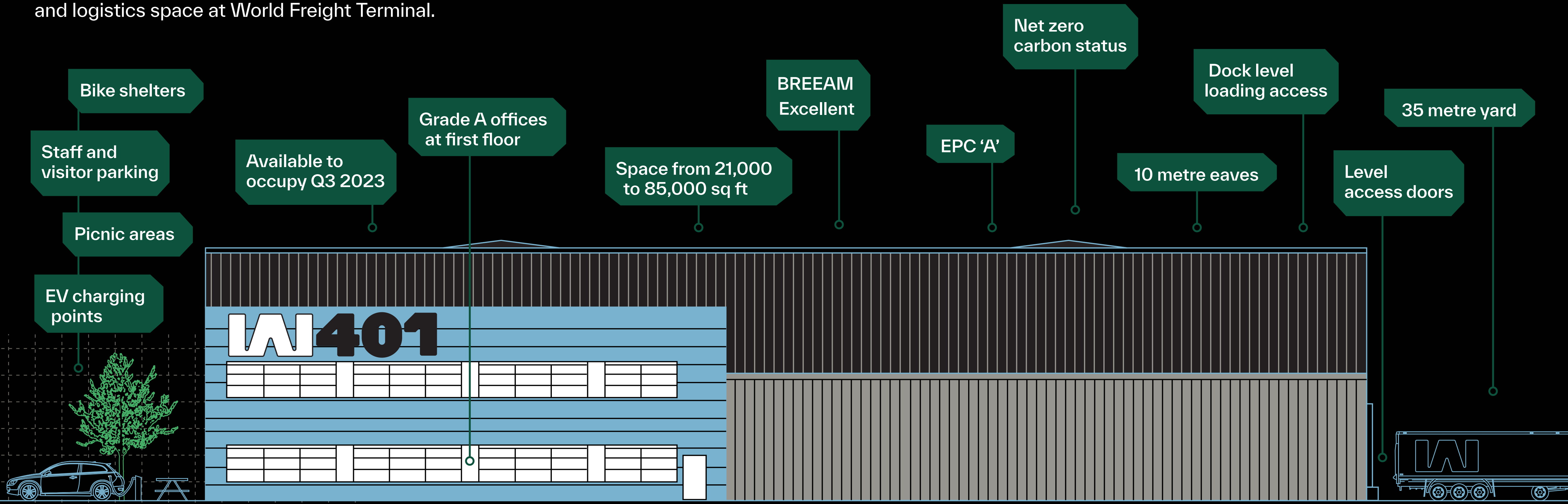
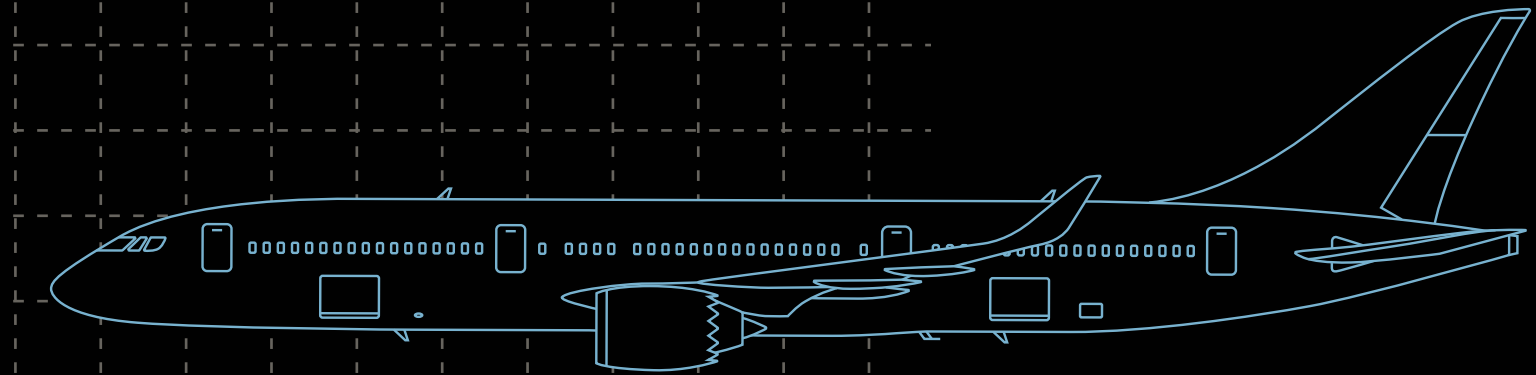
Initial Phase - dnata	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5
Initial phase of 146,000 sq ft pre let to dnata which completed in October 2020	Currently on site developing 85,000 sq ft ready for occupation Q3 2023. 3 units of 21,474 sq ft, 26,803 sq ft and 36,167 sq ft	65,000 sq ft across 8 units which range from 6,038 - 10,064 sq ft	Up to 100,000 sq ft available as a single warehouse / distribution unit	84,000 sq ft across 7 units which range from 9,117 - 15,188 sq ft	90,000 sq ft across 5 units which range from 10,000 - 20,000 sq ft

New Build Opportunities

401

The first phase of development at World Freight Terminal will be Building 401, which will comprise 3 new build warehouse logistics units from 21,414 sq ft, 26,803 sq ft and 36,167 sq ft.

Ready to occupy in Q3 2023, it will be the first in a new generation of cutting-edge warehouse and logistics space at World Freight Terminal.



Bike shelters

Staff and visitor parking

Picnic areas

EV charging points

Available to occupy Q3 2023

Grade A offices at first floor

Space from 21,000 to 85,000 sq ft

BREEAM Excellent

EPC 'A'

Net zero carbon status

10 metre eaves

Dock level loading access

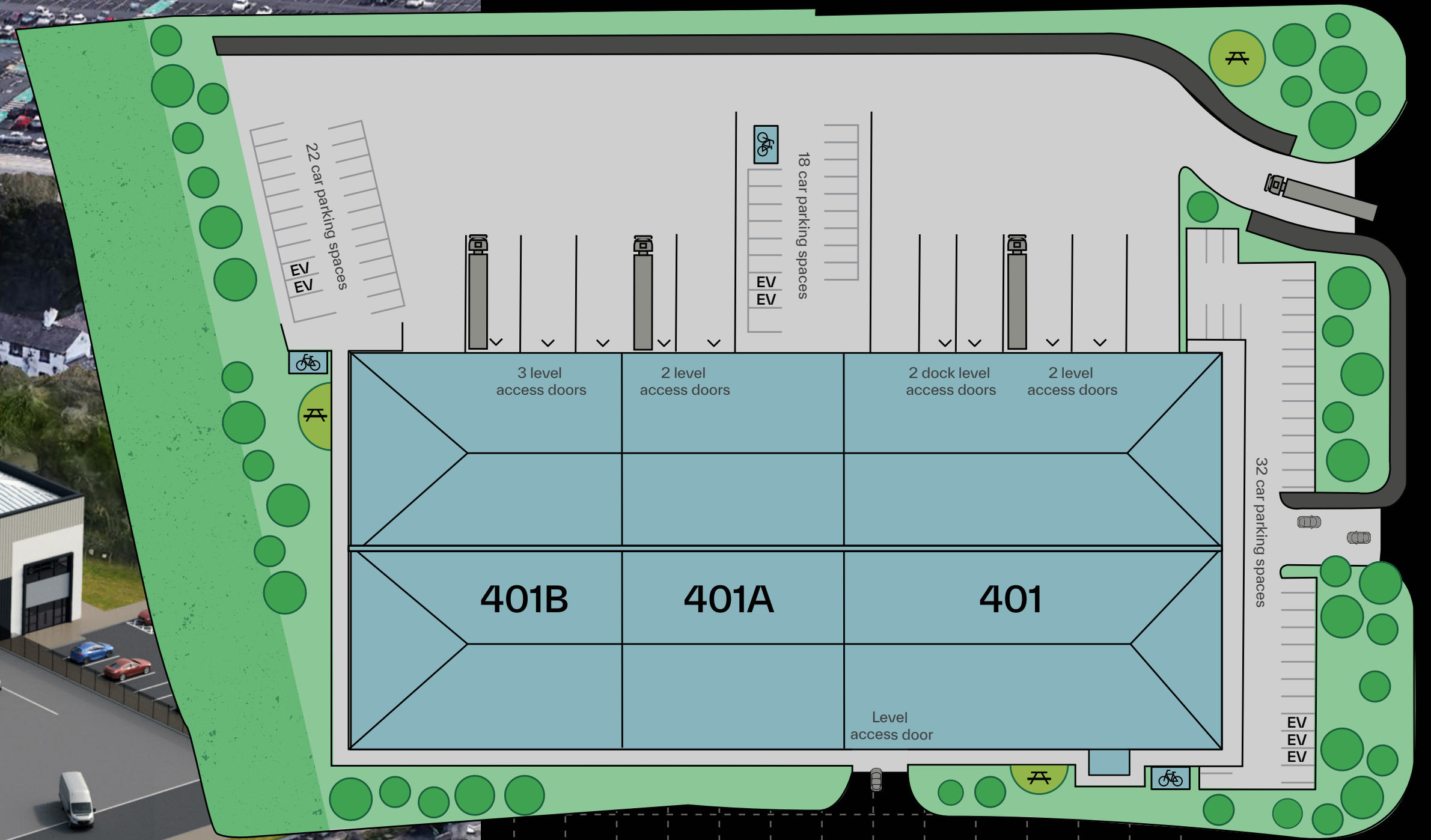
Level access doors

35 metre yard

W401



READY FOR OCCUPATION



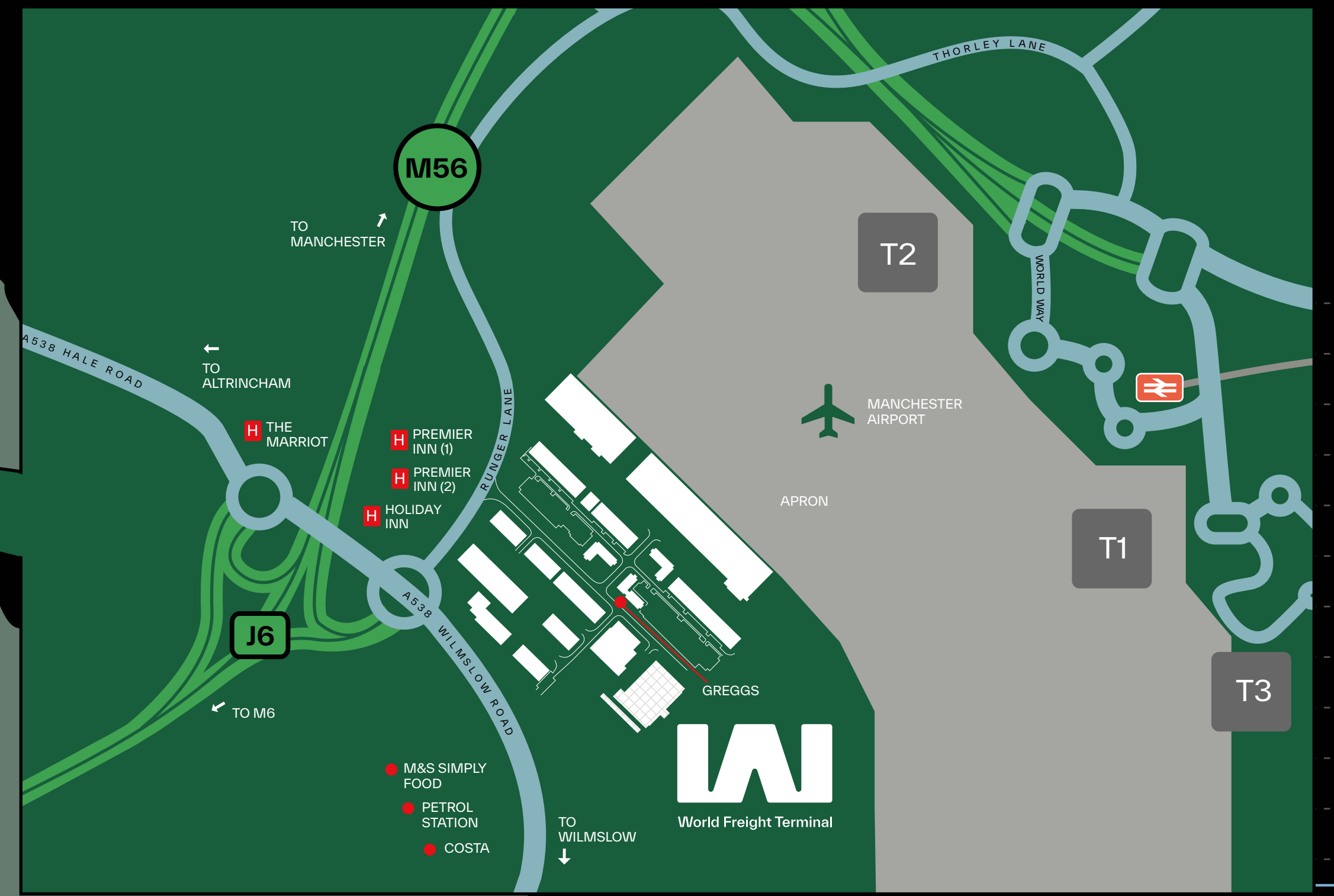
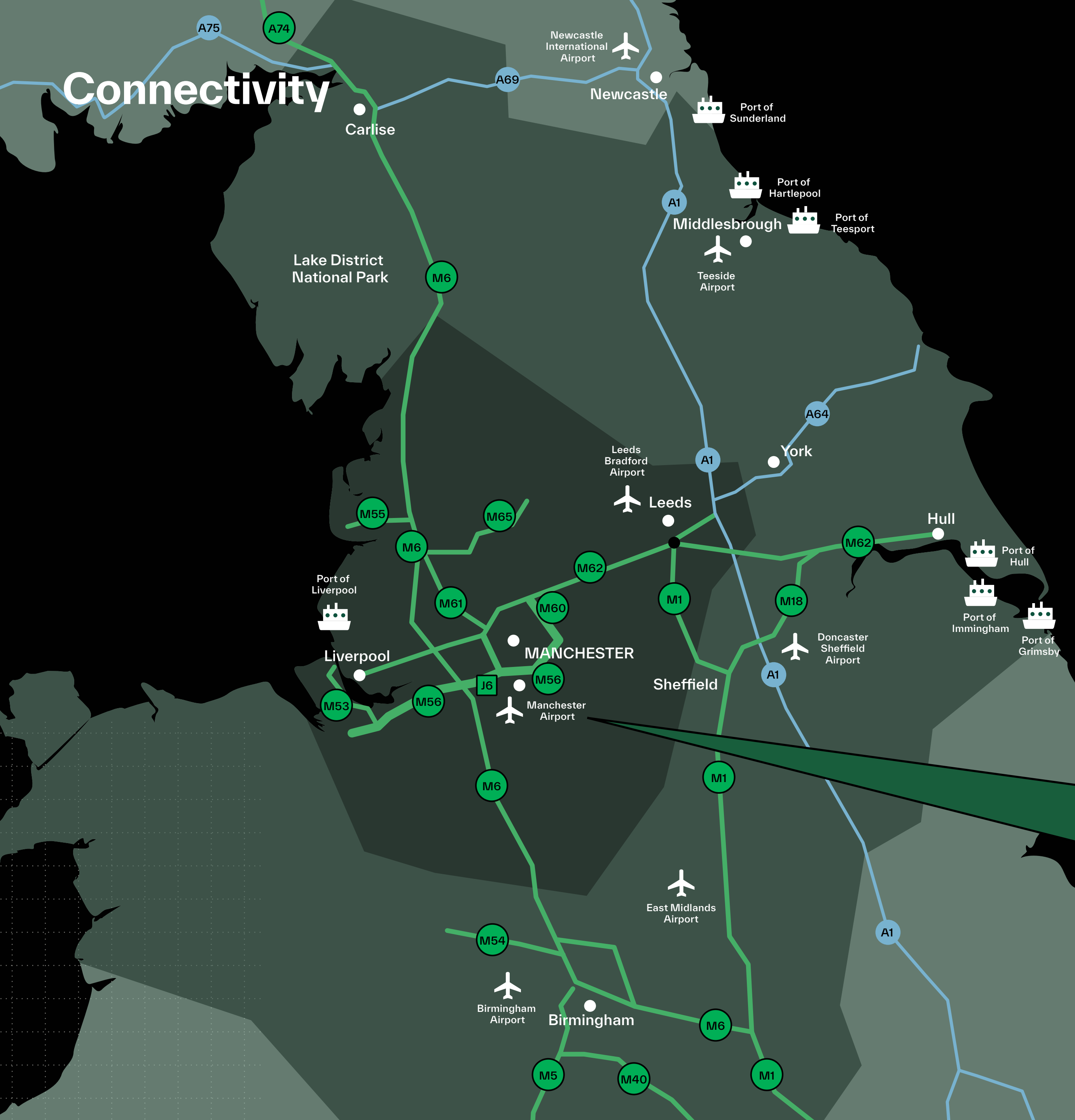
401
35,887 sq ft

401A
21,594 sq ft

401B
26,617 sq ft



Connectivity



UK Air journey times

City	air (hrs)
Aberdeen	01:20
Edinburgh	01:00
Glasgow	01:05
London	01:05

Road distance

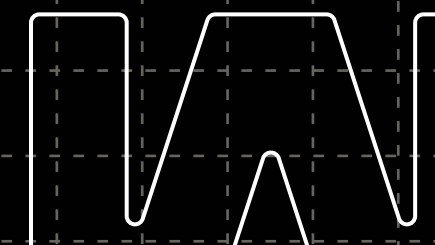
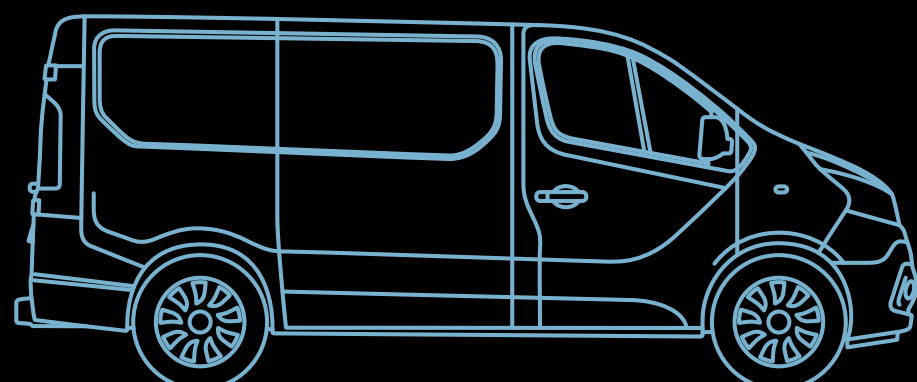
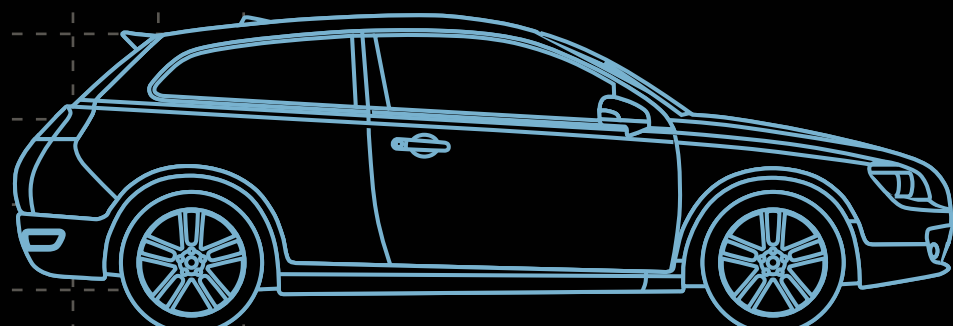
City	road (mil)
Aberdeen	354
Birmingham	80
Edinburgh	223
Glasgow	222
Leeds	57
Liverpool	35
London	192
Manchester city centre	8

HGV Drive Times

- Within 1 hour drive time
- Within 2 hour drive time
- Within 3.5 hour drive time

Amenity

As well as being only 15 minutes' drive from Wilmslow town centre, World Freight Terminal served by a range of convenient local amenities within 5 minutes walk, including:



Sustainability

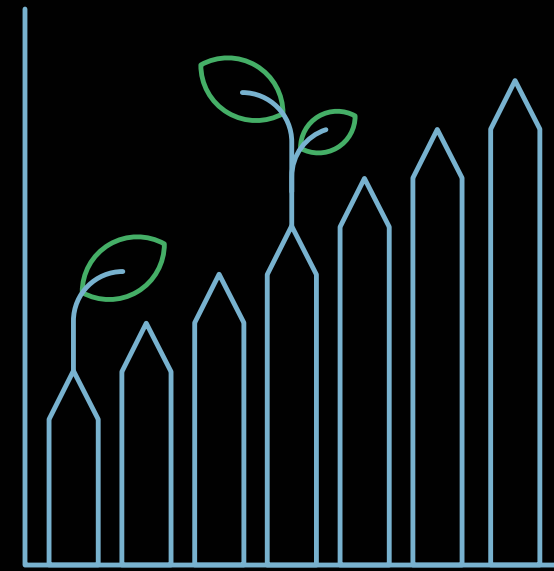
All of the forthcoming development at World Freight Terminal is being designed with Net Zero in mind. From renewable energy generation on-site to biodiverse landscaping, we are committed to ensuring this is a sustainable place that's not only good for the planet, but for your business and your staff. New build sustainability benefits include:



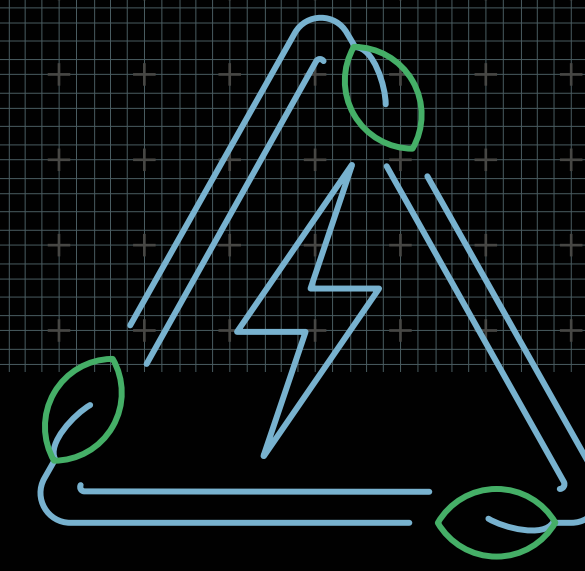
Net Zero
Carbon Status



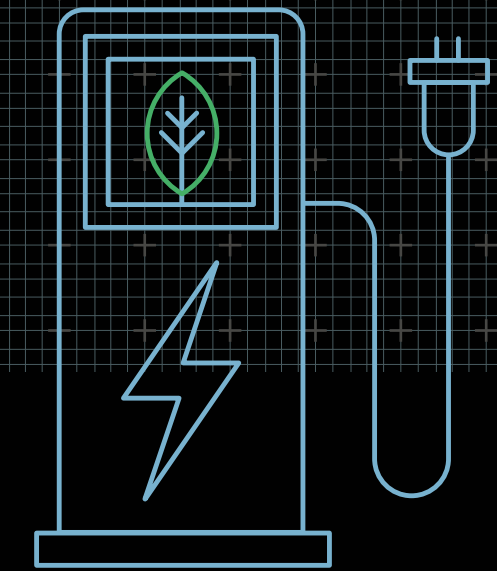
BREEAM
Very Good/Excellent



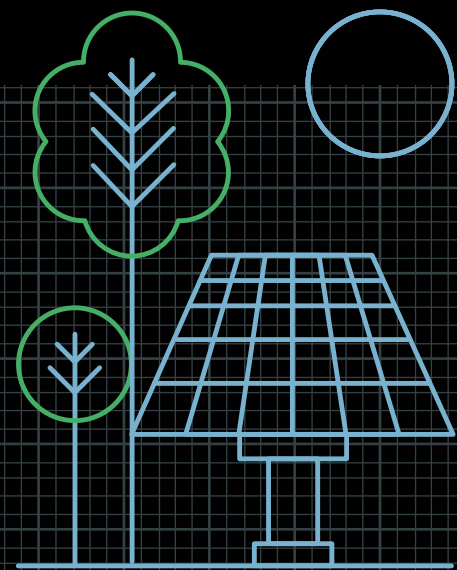
EPC A+
Rating



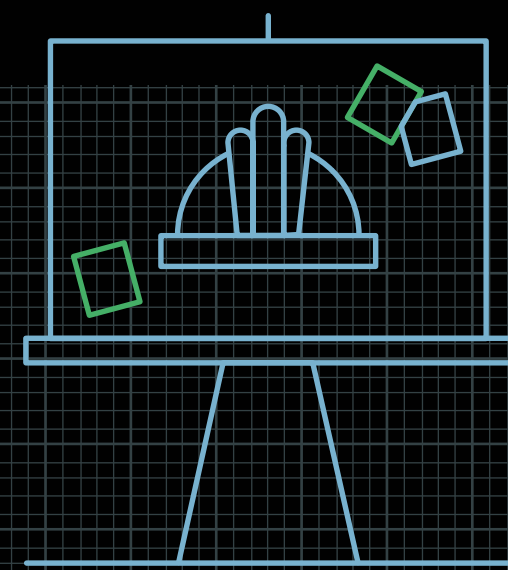
100% Renewable
Electricity



Electric Vehicle
Charging



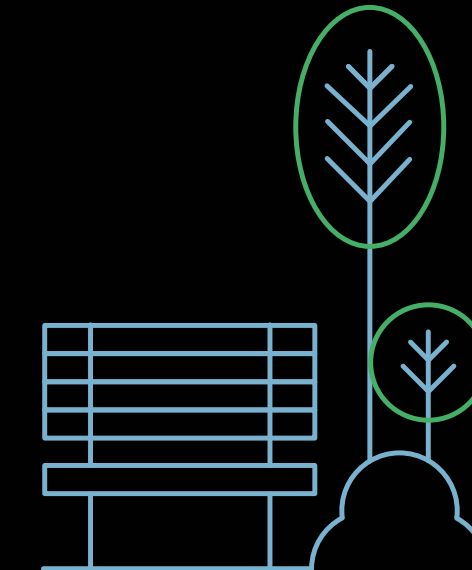
Roof Mounted
Photovoltaics



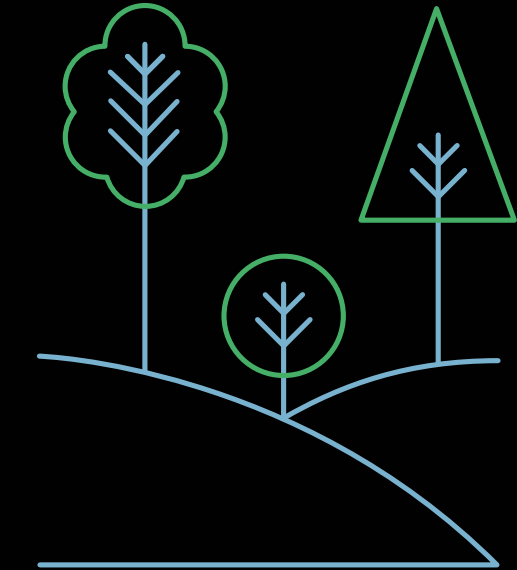
Local Labour
Engagement



Cycle Parking
Spaces



Outdoor Leisure
Amenities



Extensive
Landscaping



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