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PROPERTY

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MANCHESTER TRAFFORD CITY SPORTS ARENA

New Arena development forming part of the Trafford City Leisure scheme. Pre let in place to Planet Ice with Food and Beverage, Leisure and Retail opportunities.

AVAILABLE
FROM
2028

LOCATION

The Arena occupies a highly prominent position within Trafford City, which includes Trafford Golf Centre, Chill Factor Indoor Ski Slope, The Padel Club, Soccer Fives, i-Fly Indoor sky diving and David Lloyd Leisure Club. All within a short walk to The Trafford Centre and new Therme - the UK's first city-based wellbeing resort currently under construction. The Arena will be highly visible and easily accessible from the M60 by car giving access to 5 million people within a 30 minute drive.

The site is 400m from the proposed Trafford Waters development, the 53-acre brand-new, sustainable community within Trafford City, which will bring 3,000 new homes.



150
customer
car parking
spaces



Separate
Drive Thru plot
available
for trading
formats up to
4,000 sq ft

DESCRIPTION

Trafford City Sports Arena includes a 55,000 sq ft pre let to Planet Ice, their 15th Ice Arena in the UK. The purpose-built facility will feature a competition ice rink, and multi-use sports venue for upto 5,000 people. The arena plans include several varied and inclusive on-site retail, leisure, wellbeing and food and beverage spaces across three floors.

LOCATION PLAN





FOOD & BEVERAGE/ RETAIL / LEISURE / MEDICAL

— Delivering a GIA of c. 25,000 sq ft over multiple units and three floors and offered in various lot sizes

— External areas for seating and dining and potential for demised customer parking can also be made available subject to negotiation

DRIVE THRU

— The Drive Thru Plot is available for trading formats up to c. 4,000 sq ft

Unit RL 1.

Ground Floor	445 m ²	c. 4,800 sq ft
First floor	418 m ²	c. 4,500 sq ft

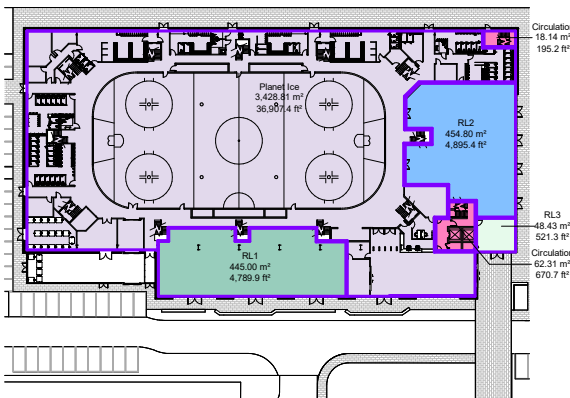
Unit RL 2.

Ground Floor	455 m ²	c. 4,900 sq ft
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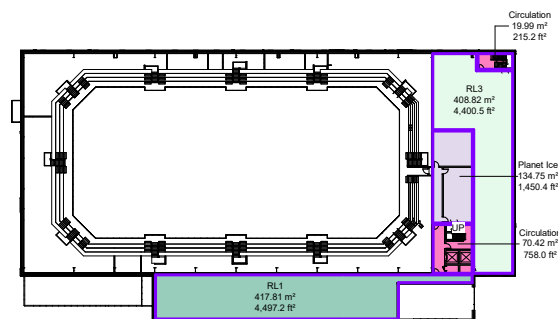
Unit RL 3.

Ground Floor	48 m ²	c. 500 sq ft
First floor	409 m ²	c. 4,400 sq ft
Second floor	560 m ²	c. 6,000 sq ft

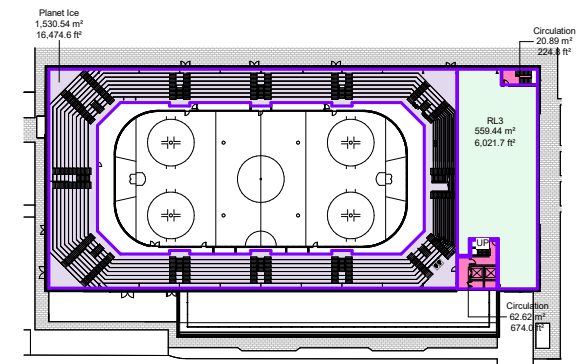
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TIMING

Planning has been approved and work starts in Q3/4 2026, with handover of the available space at end of Q4 2027 / Q1 2028.

TERMS

The units are available on internal repairing and insuring leases.

RENT

Ground floors	From £22.50 psf
Upper floors	From £15.00 psf
Drive Thru	On Application

SERVICE CHARGE

Estimated at £1.50 psf

BUSINESS RATES

Business rates to be assessed

FURTHER
INFORMATION
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