

LUMINA  
VILLAGE



# A LEADING LIGHT FOR TRAFFORD

AN EXCITING 639 HOME DEVELOPMENT  
PROMINENT RETAIL / LEISURE OPPORTUNITIES TO LET

LUMINA VILLAGE, TRAFFORD,  
MANCHESTER M16 0PU

# LOCATION

Trafford is a key location within Greater Manchester located 1.5 miles south east of Manchester City Centre.

With a population in excess of 235,000 (ONS,2021), it is most well known for hosting premier league football club Manchester United. Lancashire Cricket Club with a capacity of 50,000 regularly plays host to both international cricket and music concerts welcoming over 450,000 guests a year.

**1.5 MILES** south east of Manchester City Centre

**450,000** guests attending Old Trafford Cricket Ground every year.



The population of Trafford is in excess of **235,000**.

The site is located directly opposite Old Trafford Cricket Ground and in close proximity to the Old Trafford tram stop providing regular services into Manchester City Centre and Manchester Airport. The A57 ring road is located 2 miles south of the site ensuring quick access to the wider Greater Manchester area.





**MEDIA CITY**

**SALFORD QUAYS**

**OLD TRAFFORD  
MANCHESTER UNITED  
FOOTBALL GROUND**

**TRAFFORD  
TOWN HALL**

**LUMINA  
VILLAGE**

**A56**

**WHITE CITY  
RETAIL PARK**

**OLD TRAFFORD  
CRICKET GROUND**

**TALBOT ROAD**

**UA92**

**TO MANCHESTER  
CITY CENTRE  
10 MIN**

**OLD TRAFFORD**

**TO ALTRINCHAM**

# THE OPPORTUNITY

The opportunity comprises two retail/leisure units in the heart of Lumina Village, an exciting 639 home development by Glenbrook consisting of 1, 2 and 3 bed apartments alongside 3 and 4 bedroom homes spanning across 6 apartment blocks between 6 and 20 storeys.

## UNIT 1 (UNDER OFFER)

GIA 371.61 sq m / 4,000 sq ft

## UNIT 2

GIA 104.05 sq m / 1,120 sq ft





Coverance  
Local

7am - 10pm  
10am - 4pm  
Cash machine  
Bakery

LUMINA  
VILLAGE

LUMINA  
VILLAGE





# LEASING PLAN

## UNIT 1 (UNDER OFFER)

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GIA 371.61 sq m / 4,000 sq ft

## UNIT 2

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GIA 104.05 sq m / 1,120 sq ft

# LUMINA VILLAGE



A development by



In partnership with



## TENURE

The premises are available by way of a new lease for a term to be agreed.

## RENT

Upon application.

## COSTS

- ▶ The ingoing party is to be responsible for their own legal costs incurred in the transaction.
- ▶ All figures quoted are exclusive of VAT where applicable.

## FOR FURTHER DETAILS PLEASE CONTACT:

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REAL ESTATE ADVISORS