



Trade City Sharston

Sharston Road, Sharston Industrial Estate, Manchester M22 4RA

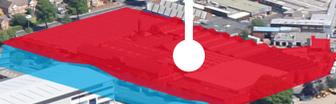
TO LET

- 8 new trade / industrial units
- 5,338 sq ft – 11,664 sq ft

TradeCity

**M60
J3**

M60



**SHARSTON ROAD
B5168**

**M56
J2**

M56


**Manchester
City Centre**
5.5 miles


**Manchester
Airport**
3 miles

Nearby Occupiers Include:

◀ (J3) M60

(J2) M56 ▶

M56

HOWELLS

C E F

GSF
CAR PARTS

SUNBELT
RENTALS

TradeCity

LogisticsCity

cardinal global
logistics

B5168

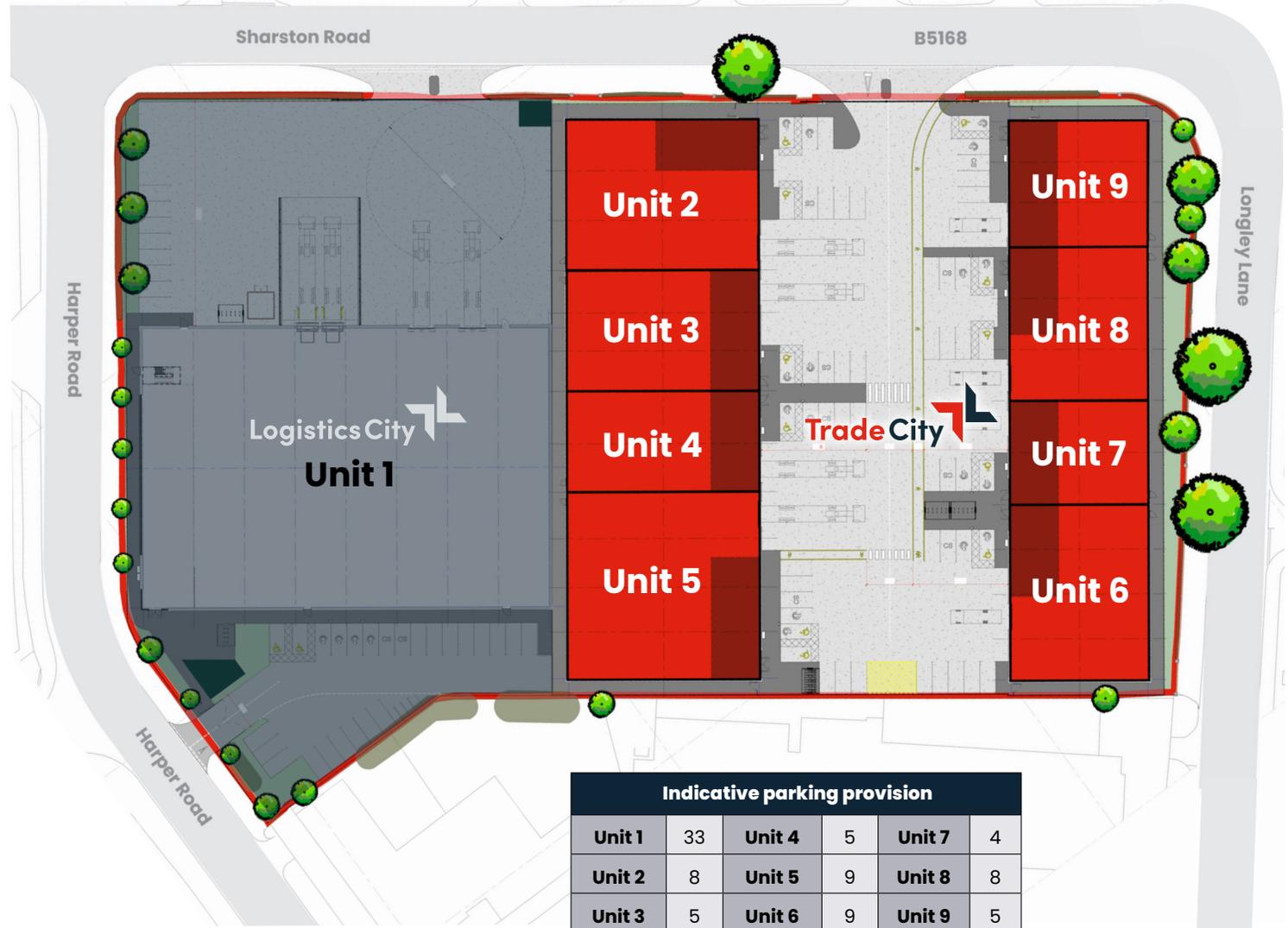
Sharston Road

Bus Service to:

- ▶ Manchester City Centre
- ▶ Altrincham
- ▶ Stockport
- ▶ Manchester Airport

Accommodation

	Sq m	Sq ft
Unit 1	3,213	34,584
Ground	2,899	31,205
First Floor Office	314	3,379
Unit 2	886	9,535
Ground	741	7,977
First Floor Office	145	1,558
Unit 3	742	7,987
Ground	585	6,300
First Floor Office	157	1,687
Unit 4	620	6,675
Ground	489	5,265
First Floor Office	131	1,410
Unit 5	1,084	11,664
Ground	920	9,901
First Floor Office	164	1,763
Unit 6	741	7,971
Ground	625	6,727
First Floor Office	116	1,244
Unit 7	496	5,338
Ground	364	3,918
First Floor Mezz	132	1,420
Unit 8	648	6,978
Ground	541	5,820
First Floor Office	108	1,158
Unit 9	605	6,514
Ground	444	4,778
First Floor Mezz	161	1,736



Approx. GEA areas. Units can be combined

Specification



Floor loading
50kN sq m



Electric loading
doors



Grade A
fitted offices
(on selected units)



8.5m clear
eaves height



Dedicated yard
and car parking



Units can be
combined



Fibre
broadband



High quality
exterior finish



Class B2 &
B8 use



Secure gated
estate



Renewable
technology



Target EPC
Rating - A



Solar PV
panels



Electric vehicle
charging



Reduced
operational
costs



Enhanced
cladding and
insulation



Future Proof

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.

Built for your business



Image: Trade City Manchester

**Grade A
offices**
With comfort
cooling as
standard



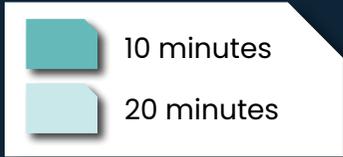
Image: Trade City Manchester

High quality trade and industrial units



Access, workforce and opportunity

 Drive time



Daily traffic count
(M56)

92,556



Daily traffic count
(A560)

30,726



Socio-economic group
in a 10 minute drive

61%



Building material market
in a 20 minute drive

£212m



GVA Manchester 2023

£38.5m
(11.2% YoY Growth)



Catchment Population / Households 2024

Trade Area	Population	Households
10 minutes	286,000	120,000
20 minutes	1,473,000	614,000

Catchment Population Growth to 2030

Trade Area	Population	Growth 2024-30%
10 minutes	298,000	4.1%
20 minutes	1,525,000	8.5%
United Kingdom		3.8%

Catchment Socio-Economic Group

Trade Area	AB	C1	Higher Earning Occupations
10 minutes	48,957	61,839	61%
20 minutes	227,388	328,793	60%

Building Materials Market

Trade Area	Private RMI* £
10 minutes	£39m
20 minutes	£212m

*Repair Maintenance Improvement

Environment

Our Trade City and Logistics City concepts have evolved to be market leading in terms of environmental credentials, ensuring our developments, and the materials used, are sustainable.

From the initial design through to the final completion, our units are built with sustainable materials and energy efficient features, ensuring a lower environmental impact as well as reduced end-user costs.



Achieved BREEM rating Excellent



Cycle storage



Electric vehicle charging



Energy efficient LED lighting



Achieved EPC Rating - A



Life Cycle Analysis (LCA)



Responsibly sourced materials



Highly efficient building



15% Warehouse and roof lights



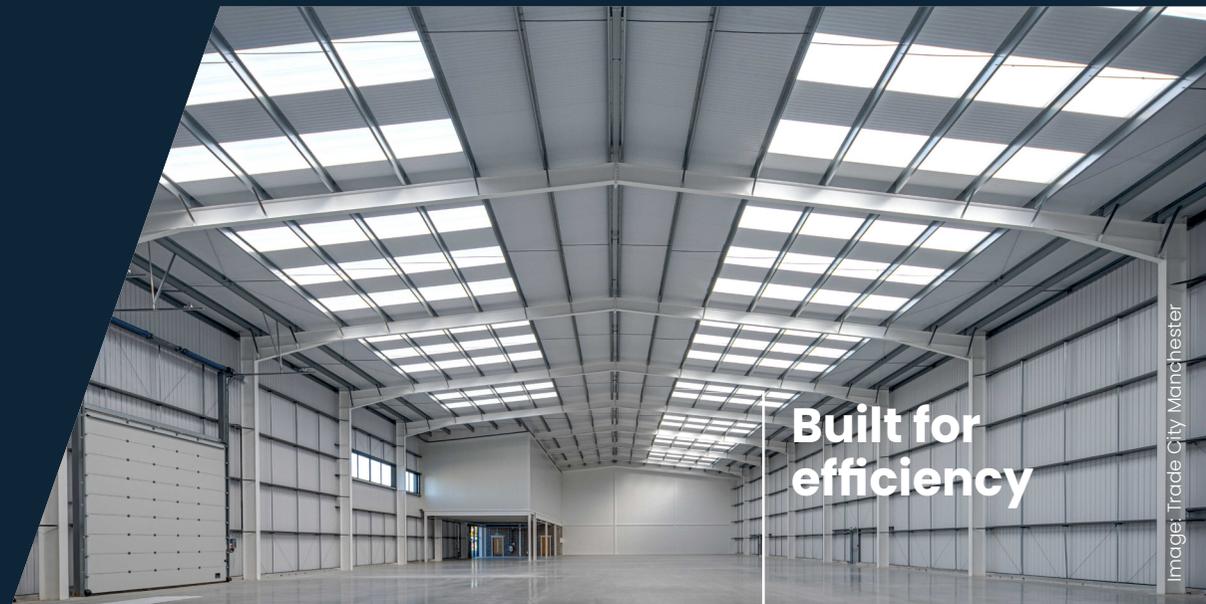
Solar PV panels



Renewable technology



Reduced operational costs



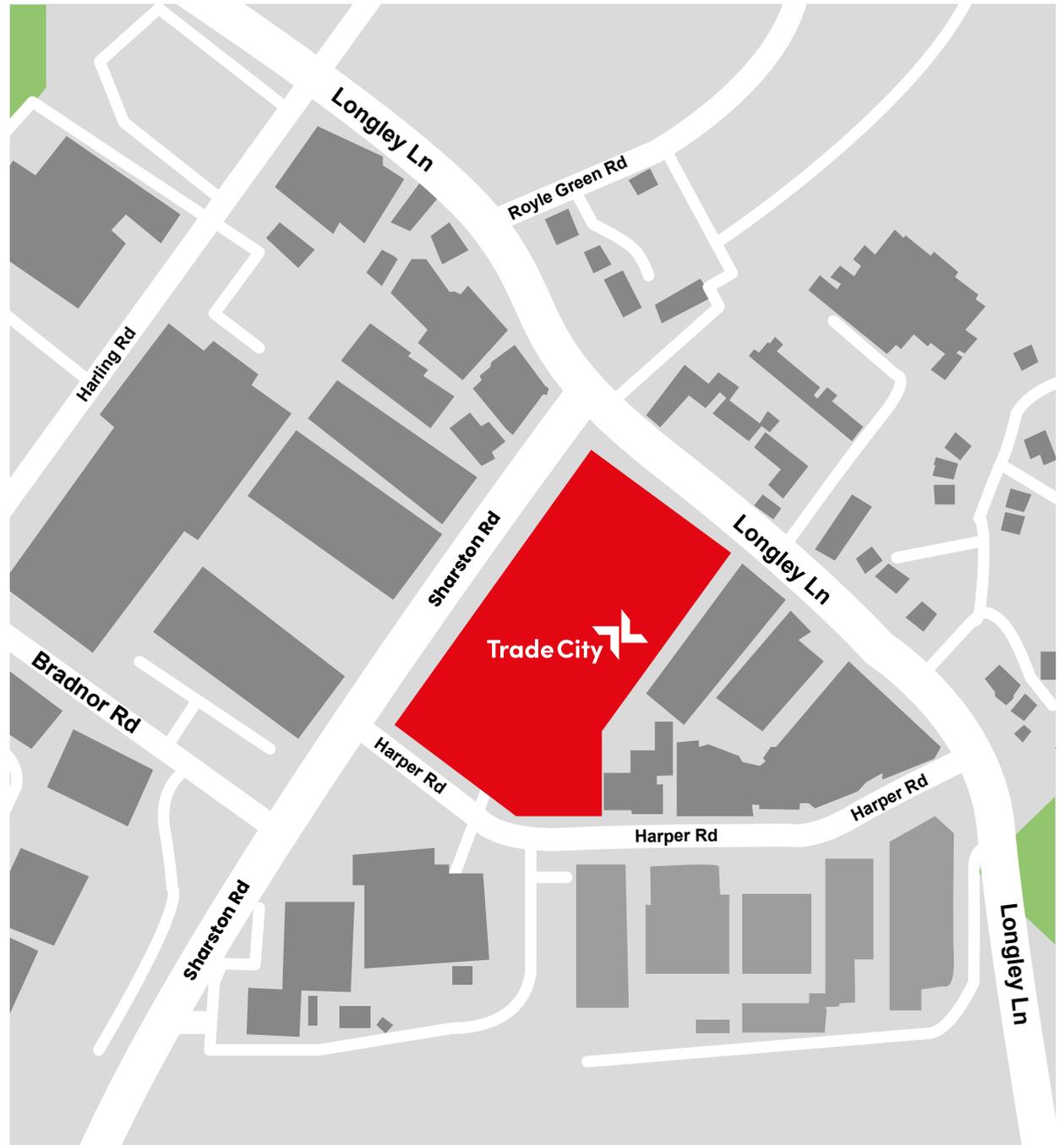
Situated in the well established Sharston Industrial Area, Trade City occupies a prime trade and urban logistics location.

Travelling by road

- Fast access to M60 and M56
- 6 mins from Manchester Airport

Travelling by air

- Manchester Airport, the UK's second largest airport, serving over 225 destinations worldwide is just a 6 minute drive away.



SatNav

Sharston Road
Sharston Industrial Estate
Manchester
M22 4RA





TradeCity

15 MINS

10 MINS

5 MINS



MANCHESTER PICCADILLY

MANCHESTER OXFORD ROAD

DEANSGATE



Old Trafford Stadium



Old Trafford Cricket Ground



Manchester Metropolitan University



University of Manchester



The Alexandra Hospital



Manchester Airport

ALTRINCHAM

BENCHILL

GATLEY

STOCKPORT

CHEADLE HULME

Travel Distances

HGV (Drive times)

Destination	Miles	Time
M56 (J2)	0.3 miles	1 min
Benchill Metrolink	1.0 mile	4 mins
M60 (J3)	1.3 miles	3 mins
M60 (J5)	2.0 miles	7 mins
Stockport	4.5 miles	10 mins
J20 M6 / J9 M56 intersection	13 miles	15 mins

Airports (by HGV)

Manchester	3.7 miles	6 mins
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HGV drive times

	30 mins		2 hours
	1 hour		3 hours

**All figures are approximate values based off Google maps and may include tolls and restricted roads. Figures based off the fastest route suggested.*





Richard Johnson

M 07980 837 328

E richard.johnson@jll.com

Joe Bostock

M 07933 516 465

E joe.bostock@jll.com



Alex Palfreyman

M 07870 999 773

E apalfreyman@savills.com

Jonathan Williams

M 07870 183 405

E jonathan.williams@savills.com

All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed and nor do they form part of any contract or warranty. All dimensions, distances and floor areas are approximate and are given for guidance purposes only (January 2026).