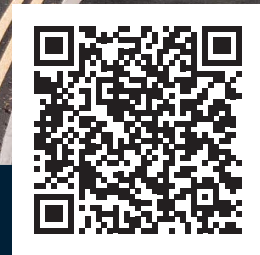


Trade City



# Trade City Manchester

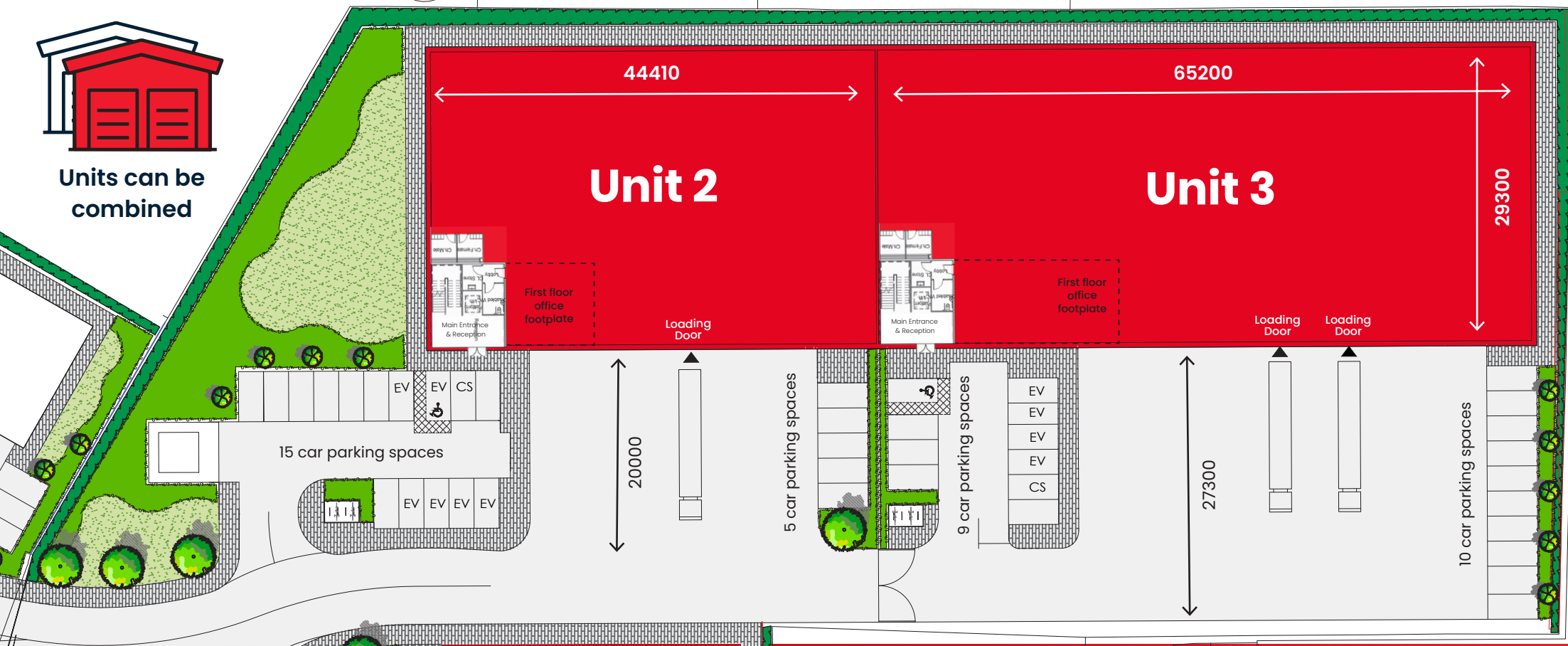
**TO LET** | Manchester M8 8BB

- 2 new trade / industrial units
- Available now
- 16,249 sq ft – 39,937 sq ft

 **KIER**



Units can be combined



# Units 2 & 3

Sq m

Sq ft

<b>Unit 2</b>	<b>1,510</b>	<b>16,249</b>
Ground	1,360	14,635
First	150	1,614
<b>Unit 3</b>	<b>2,200</b>	<b>23,688</b>
Ground	1,988	21,403
First	212	2,285
<b>Total</b>	<b>3,710</b>	<b>39,937</b>



Floor loading  
50kN sq m



Electric loading  
doors



8.5m clear  
eaves height



Grade A  
fitted offices



BREEAM Excellent



Achieved EPC  
Rating - A



Unit 2: 20m yard  
Unit 3: 27.3m yard



Fibre  
broadband



High quality  
exterior finish



Electric vehicle  
charging



Cycle storage



Solar PV  
panels



Secure gated  
estate



Class B2 &  
B8 use



Dedicated  
car Parking



soft  
landscaping



Efficient  
building  
performance



15% Warehouse  
roof lights

Approx. GEA areas. Units can be combined

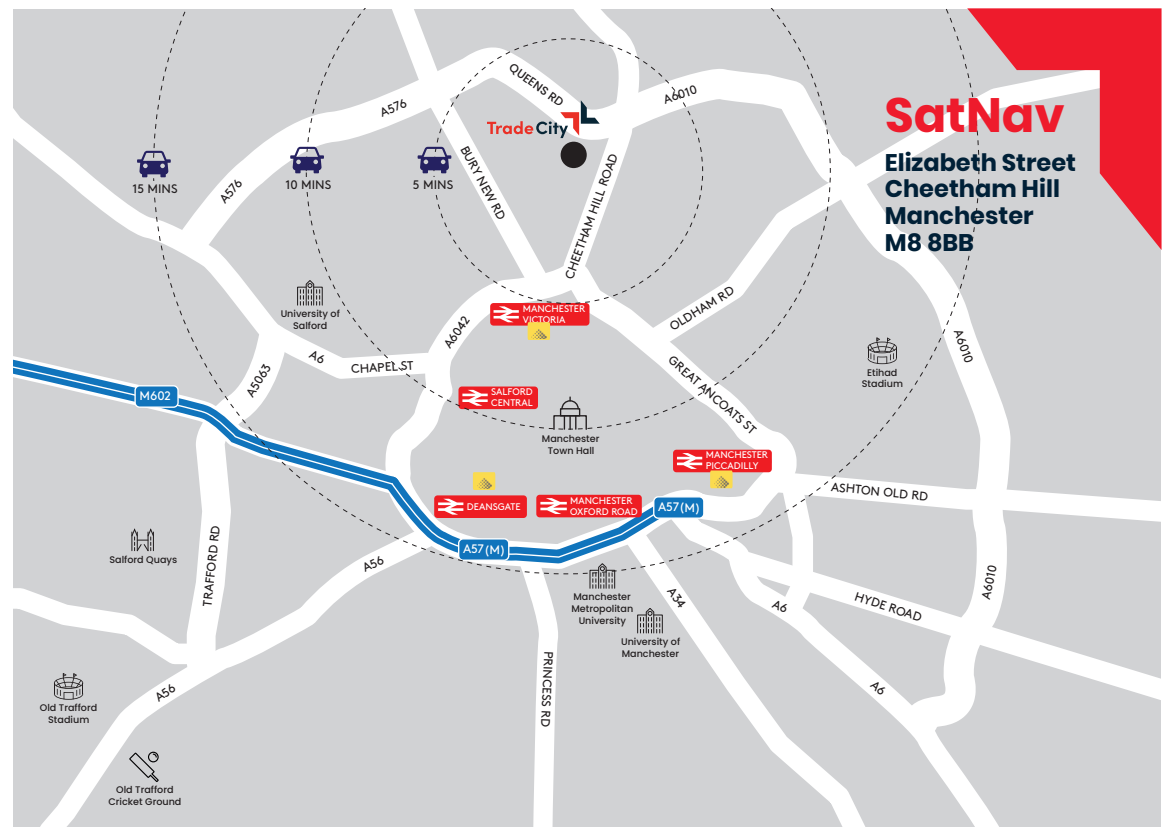
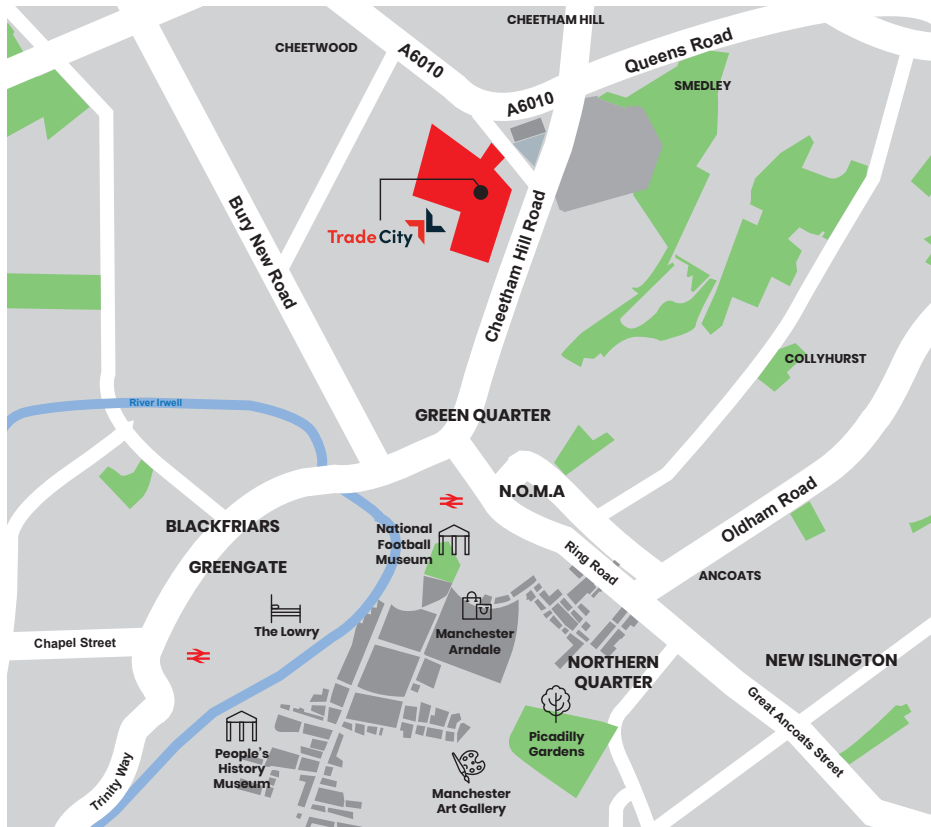
# Trade City Manchester occupies a prime trade and urban logistic location serving both Manchester City Centre and the Greater Manchester area.

## Travelling by road

- Fast access to M60 and M62
- 35 mins from Manchester Airport

## Travelling by rail & Metrolink

- Manchester Victoria is only a 10 minute walk where both National Rail and Metrolink can be accessed.



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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 (May 2026).

Investec

**KIER**

A Kier Property development