

MANCHESTER DEPOT 55

Manchester Depot 55 provides 55,298 sq ft of extensively refurbished industrial accommodation on a highly secure 5.86-acre site, with a low 20% site cover. The property combines an expansive yard area, being serviced with power, dedicated VMU, modern offices and excellent motorway connectivity, delivering a flexible, high-quality operational base for logistics, transport and industrial occupiers.

TO LET

55,298 sq ft / 5.86 acres

Prime Distribution Warehouse with dedicated VMU and 20% site cover for flexibility.

UNDER REFURBISHMENT

MODERN. SECURE. CONNECTED.

Manchester Freight Terminal,
Chaddock Ln, Worsley,
Manchester, [M28 1DP](#)

- MANCHESTER
20 MINS / 8 MILES
- M6 (J23)
18 MINS / 14 MILES
- STARBUCKS
6 MINS / 1.6 MILES
- M60 (J13)
5 MINS / 3 MILES
- ESSO FUEL
4 MINS / 1 MILE

CRANSWICK
CONTINENTAL FOODS

Simply Fresh

MANCHESTER

Network Plus

MD55

JBD.

elite
windows & conservatories

BLUE SKY

meat|mart
quality meat outlet

COUNTRY BASKETS

A580

EAST LANCASHIRE ROAD

CHADDOCK LANE

A572

A580

A572

M60

J12

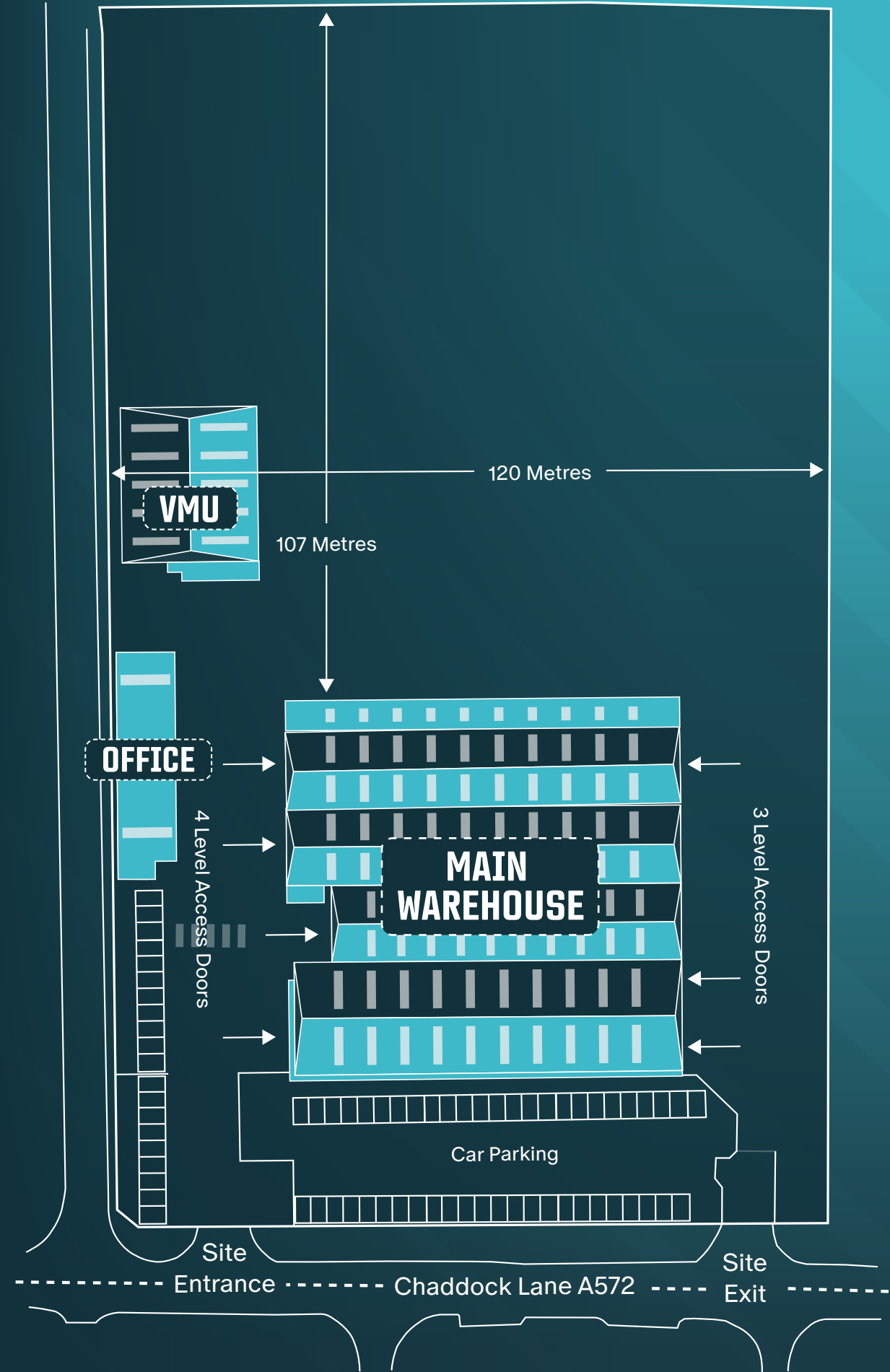
M62

A PRIME NORTH WEST LOCATION

Manchester Depot 55 occupies a prime position at the heart of the North West's logistics hub, with direct access to the A580 and A572. The M60 (J13) is just 3 miles away, while Manchester City Centre is approximately 8 miles / 20 minutes from the site.

CONNECTIVITY

WHERE SPACE MEETS CAPABILITY



7 Level
Access Doors



5.86 Acres of Space
3 Acres of External
Yard



Yard Dimensions
Depth: 107 Metres
Width: 120 Metres



5.25-7.8 Metres
Eaves Height



Secure
Yard



New tarmacadam
Car Parking Area



56 HGV
Trailer Spaces



250 kVA
Available



Vehicle
Maintenance Unit



Fully Refurbished
Office Space

Manchester Depot 55	sq ft	sq m
Main Warehouse	41,662	3,870.5
VMU / Workshop (incl. ground floor office)	5,977	555.3
Workshop Mezzanine	970	90.1
Main Offices (two-storey)	6,689	621.4
Total GIA	55,298	5,137.4



EXCEPTIONAL ACCESS. ENDLESS OPPORTUNITY.

Manchester Depot 55 is located on Chaddock Lane, Worsley, within the Salford suburb of Greater Manchester (M28 1DP). The site benefits from a strong position close to the A580 East Lancashire Road and within a short distance of the M60/M61 interchange, providing direct access to the wider North West motorway network including the M61 (Bolton / Preston), M62 (Liverpool / Leeds) and the M6. Manchester City Centre lies approximately 8 miles to the east, with Manchester Airport circa 14 miles to the south.

129,000 70.8%

Economically active people in Salford

Employment rate among 16–64 year olds in Salford

122,500 100,000

People in employment in Salford

Potential warehouse, logistics & transport workforce

290,000 975,000

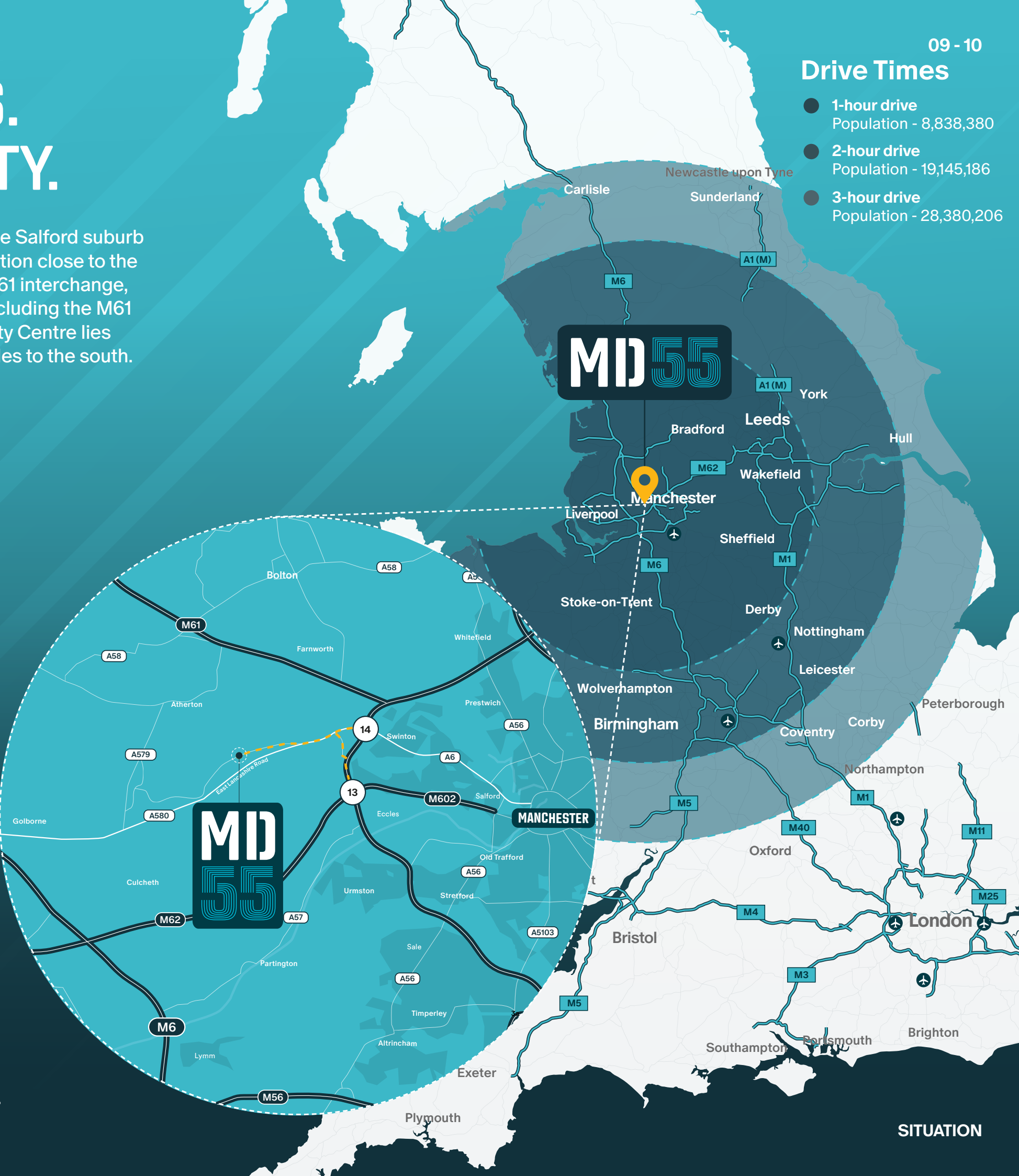
Economically active population within 15 mins drive

Economically active population within 30 mins drive

22,000 311,200

Transport & storage jobs in Lancashire alone

Economically active population within Manchester





Roads	Miles	Time
A580 East Lancashire Road	1	2 mins
M60 (J13/J14)	3	5 mins
M61 (J2/J3)	4	8 mins
M62 (J18)	7	10 mins
M6 (J23)	14	18 mins

Airports	Miles	Time
Manchester Airport	14	22 mins
Liverpool John Lennon	25	44 mins
Leeds Bradford	48	1 hr 24 mins
East Midlands Airport	93	1 hr 50 mins
Birmingham Airport	99	1 hr 56 mins

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