



UNIT 2, CARRINGTON GATEWAY, MANCHESTER, M31 4RQ



27,008 SQ FT | 8M EAVES | SECURE & SELF-CONTAINED | FULLY RACKED & FITTED WAREHOUSE
2 LEVEL ACCESS DOORS | 35M YARD DEPTH | PRIME LOCATION

GRADE A SPECIFICATION

Unit 2 Carrington Gateway comprises 27,008 sq ft (2,509.04 sq m) of modern, self-contained, warehouse space with office provision and a secure fenced yard.

The unit forms part of Carrington Gateway and benefits from 8 metre eaves and 2 level access doors. The unit also benefits from high specification offices and staff welfare facilities.

The unit is available by way of sub-lease or assignment of the current lease expiring 31st January 2032.



Modern Grade A warehouse



High quality office accommodation
& staff welfare facilities



8m eaves height



2 level loading doors



35m secure yard



CCTV, security alarm
& tanoy systems



Access control &
intercom system



LED Lighting



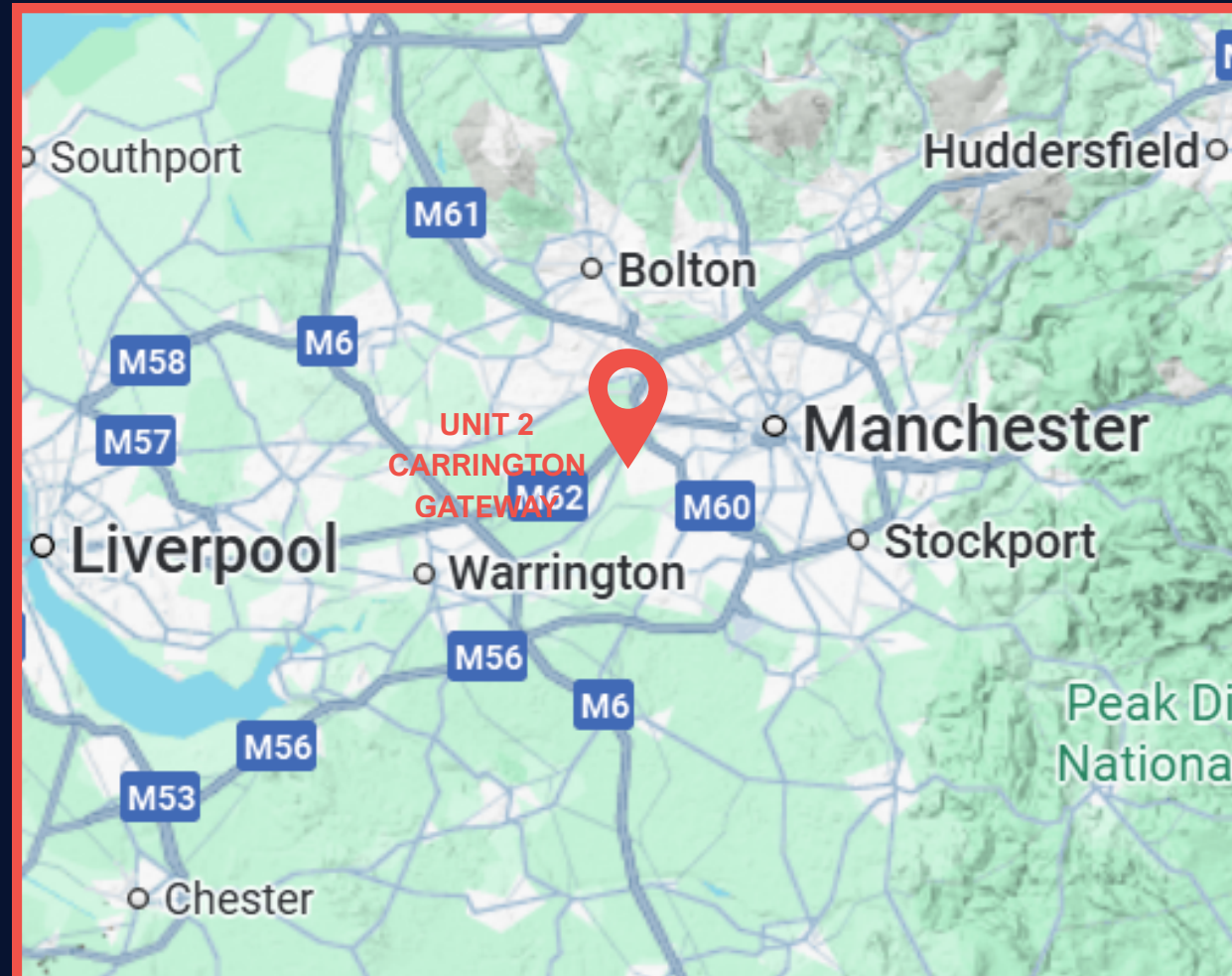
EPC Rating - B



SPECIFICATION

STRATEGICALLY LOCATED

The premises are located on the Carrington Gateway development in south west Manchester, 15 minutes from Manchester Airport and 20 minutes from the City Centre. Highly accessible 3 miles west of junction 8 of the M60 orbital motorway and easy access to the M56, M62, M6 and M61 motorways.



LOCATION

RATEABLE VALUE

Occupiers are advised to make their own enquiries with the local Rating Authority.

AML

In accordance with Anti Money Laundering Regulations the tenant will be required to satisfy the relevant checks prior to exchange of contracts

FURTHER INFORMATION

Please contact the sole agent BOX4 Real Estate to discuss the availability in more detail.

SAM ROYLE

07793 808 264

s.royle@box4realestate.co.uk

JAMES GOODE

07891 810 260

j.goode@box4realestate.co.uk



CONTACT

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21.07.2026