



Logistics City Sharston

Sharston Road, Sharston Industrial Estate, Manchester M22 4RA

TO LET | FOR SALE

- New detached industrial unit with secure yard
- 34,584 sq ft

Logistics City

M60
J3

M60

SHARSTON ROAD B5168

M56
J2

M56



Manchester City Centre
5.5 miles



Manchester Airport
3 miles

Nearby Occupiers Include:



Trade City

Logistics City

35m yard depth

Sharston Road

Harper Road

◀ (J3) M60

(J2) M56 ▶

M56

HOWELLS

C E F

GSF
CAR PARTS

Logistics City

SUNBELT
RENTALS

Trade City

cardinal
global
logistics

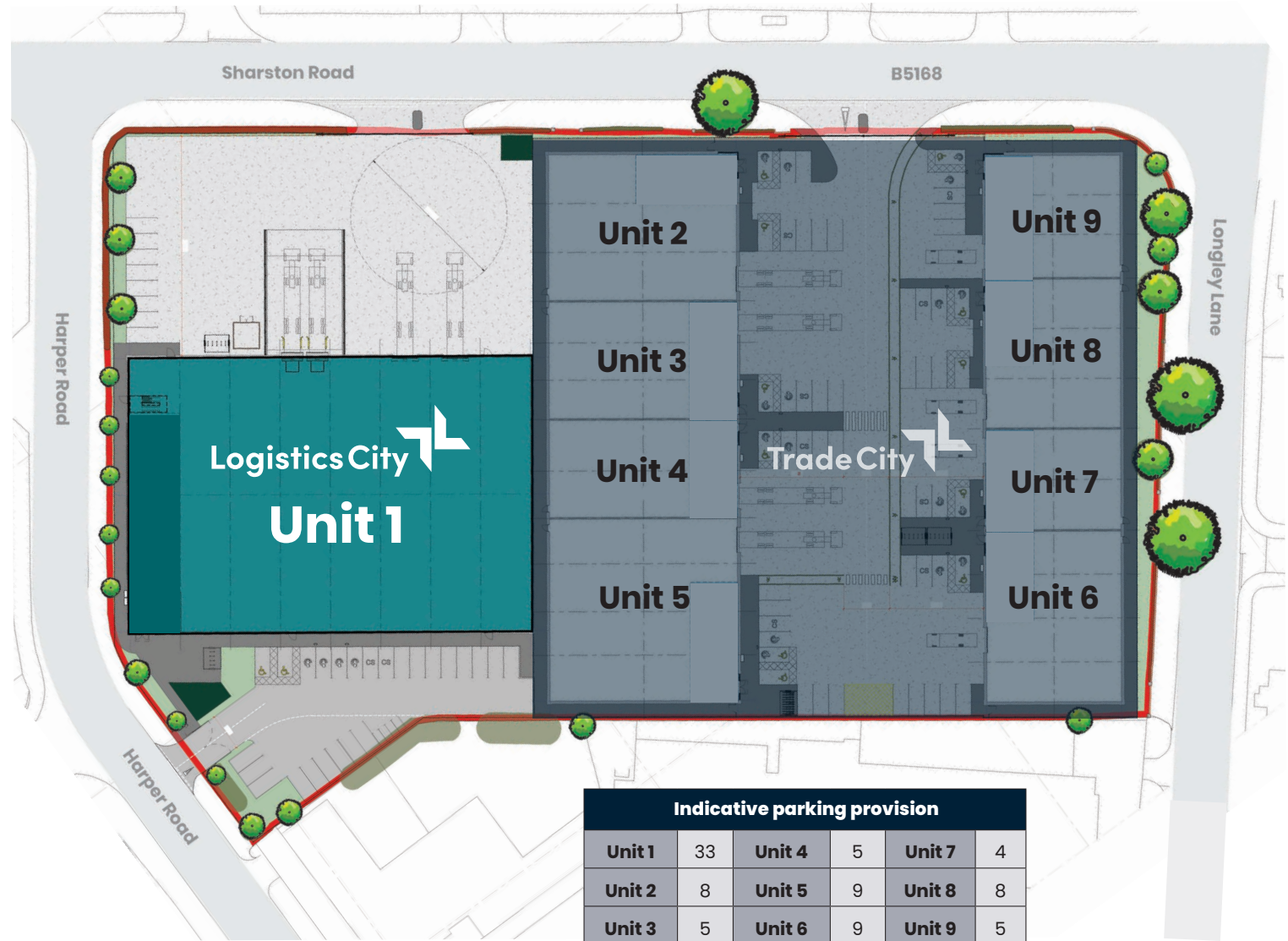
B5168

Sharston Road

- Bus Service to:**
- Manchester City Centre
 - Altrincham
 - Stockport
 - Manchester Airport

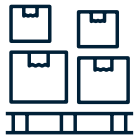
Accommodation

	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	746	8,034
Ground	627	6,751
First Floor Office	119	1,283
Unit 7	501	5,391
Ground	366	3,938
First Floor Mezz	135	1,453
Unit 8	653	7,034
Ground	540	5,813
First Floor Office	113	1,221
Unit 9	620	6,674
Ground	453	4,875
First Floor Mezz	167	1,798



Approx. GEA areas. Units can be combined

Specification



Floor loading
50kN sq m



2 Level Access
Loading Doors



2 Dock loading
doors



10 m clear
eaves height



Private yard
and parking



Grade A
fitted offices



Fibre
broadband



High quality
exterior finish



35m yard
depth



Secure gated
estate



Renewable
technology



Target EPC
Rating - A



Solar PV
panels



Electric vehicle
charging



Reduced
operational
costs



Enhanced
cladding and
insulation



Future Proof



Class B2 &
B8 use

Built for your business



Image: Trade City Manchester

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

Terms

Unit available to lease by way of a fully repairing and insuring basis or to purchase. Rents / price and further information are available on request.



Image: Trade City Manchester

High quality detached industrial unit with secure yard



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 BREEAM
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, Logistics City occupies a prime trade and urban logistics location.

Travelling by road

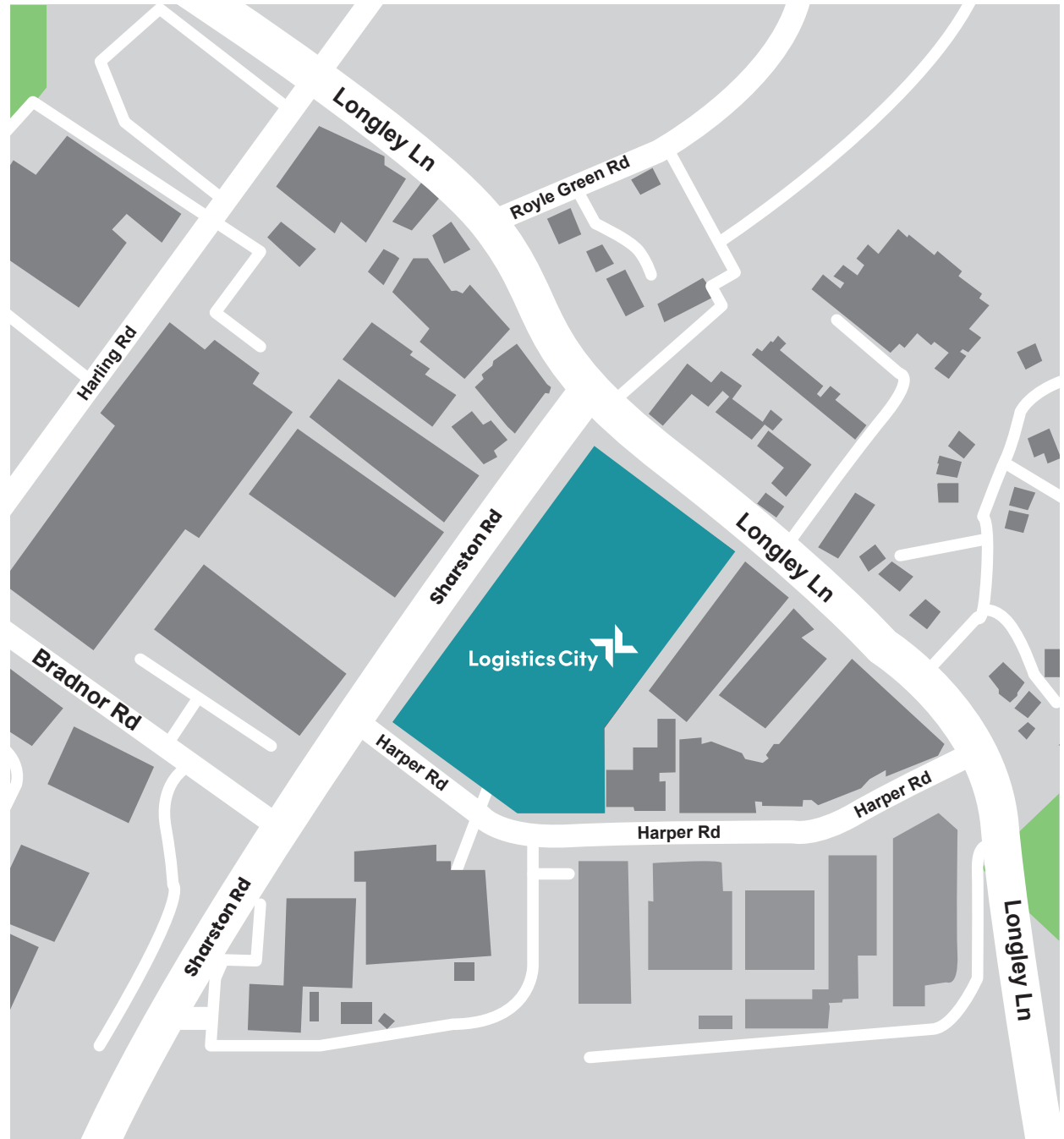
- Fast access to M60 and M56
- 6 mins from Manchester Airport

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**

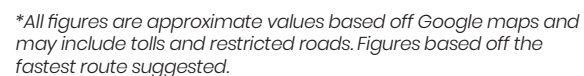




HGV (Drive times)

Airports (by HGV)

HGV drive times





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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 (September 2025).

Logistics City 
tradeandlogistics.co.uk

 **KIER**
A Kier Property development