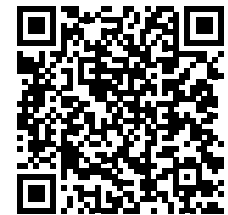


UNIT 1 LET TO
**FLOORING
SUPERSTORE**

UNIT 5 LET TO

HOWDENS

UNIT 9
UNDER OFFER



Trade City Manchester

TO LET | Manchester M8 8BB

- 6 new trade / industrial units
- Available now
- 6,505 sq ft – 39,937 sq ft

**High quality
trade and
industrial units**



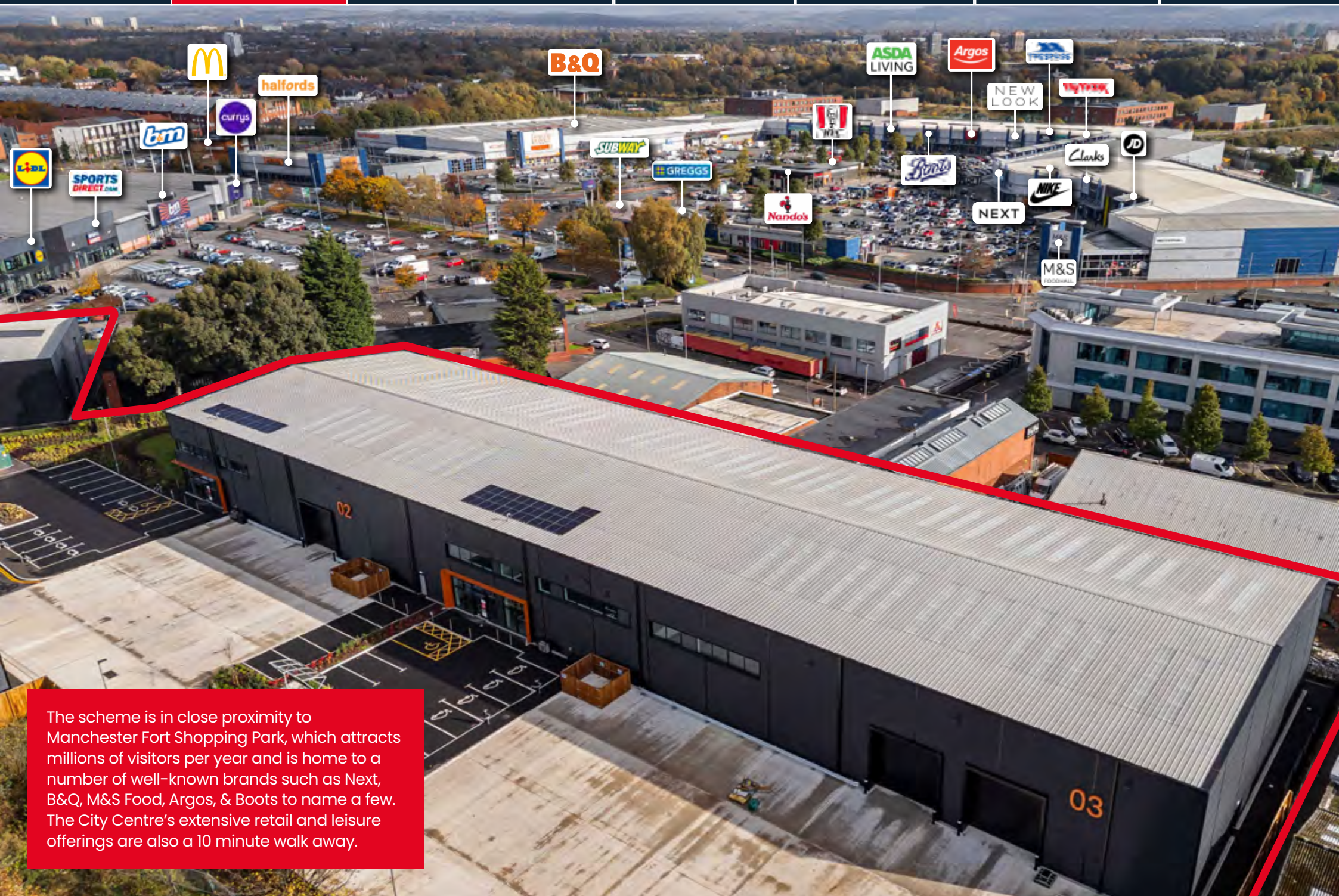
The scheme is situated in a highly prominent position off Elizabeth Street near to the corner of Cheetham Hill Road (A665) in Manchester, less than half a mile from Manchester City Centre and with immediate access to the inner city Ring Road.



Manchester Victoria only a 10 minute walk

Manchester Victoria station and Victoria tram stop are within close proximity to the scheme providing excellent public transport links within Greater Manchester and further afield to the region.





The scheme is in close proximity to Manchester Fort Shopping Park, which attracts millions of visitors per year and is home to a number of well-known brands such as Next, B&Q, M&S Food, Argos, & Boots to name a few. The City Centre's extensive retail and leisure offerings are also a 10 minute walk away.

Accommodation

Review units in more detail

Unit 1

Unit 2

Unit 3

Unit 4-8

Unit 9

	Sq m	Sq ft
Unit 1	LET	FLOORING SUPERSTORE
Unit 2	1,510	16,249
Ground	1,360	14,635
First	150	1,614
Unit 3	2,200	23,688
Ground	1,988	21,403
First	212	2,285
Unit 4	622	6,699
Ground	480	5,173
First	142	1,527
Unit 5	LET	HOWDENS
Unit 6	859	9,251
Ground	677	7,286
First	182	1,965
Unit 7	687	7,400
Ground	538	5,792
First	149	1,607
Unit 8	703	7,567
Ground	551	5,931
First	152	1,635
Unit 9	UNDER OFFER	

Approx. GEA areas. Units can be combined



Unit 1

LET TO **FLOORING SUPERSTORE**



Floor loading
50kN sq m



Electric loading
doors



6.1m clear
eaves height



12 metre yard



Fibre
broadband



High quality
exterior finish



Dedicated
car Parking



Achieved EPC
Rating - A



Class B2 &
B8 use

Review each unit in more detail

Unit 1

Unit 2

Unit 3

Unit 4-8

Unit 9



Unit 2

	Sq m	Sq ft
Unit 2	1,510	16,249
Ground	1,360	14,635
First	150	1,614



Floor loading
50kN sq m



Electric loading
doors



8.5m clear
eaves height



Units can be
combined



Fibre
broadband



High quality
exterior finish



20 metre yard



Achieved EPC
Rating - A



Class B2 &
B8 use



Dedicated
car Parking



Grade A
fitted offices



Electric vehicle
charging

Review each unit in more detail

Unit 1

Unit 2

Unit 3

Unit 4-8

Unit 9



Unit 3

Sq m

Sq ft

Unit 3	2,200	23,688
Ground	1,988	21,403
First	212	2,285



Floor loading
50kN sq m



Electric loading
doors



8.5m clear
eaves height



Units can be
combined



Fibre
broadband



High quality
exterior finish



27.3 metre yard



Achieved EPC
Rating - A



Class B2 &
B8 use



Dedicated
car Parking



Grade A
fitted offices



Electric vehicle
charging

Review each unit in more detail

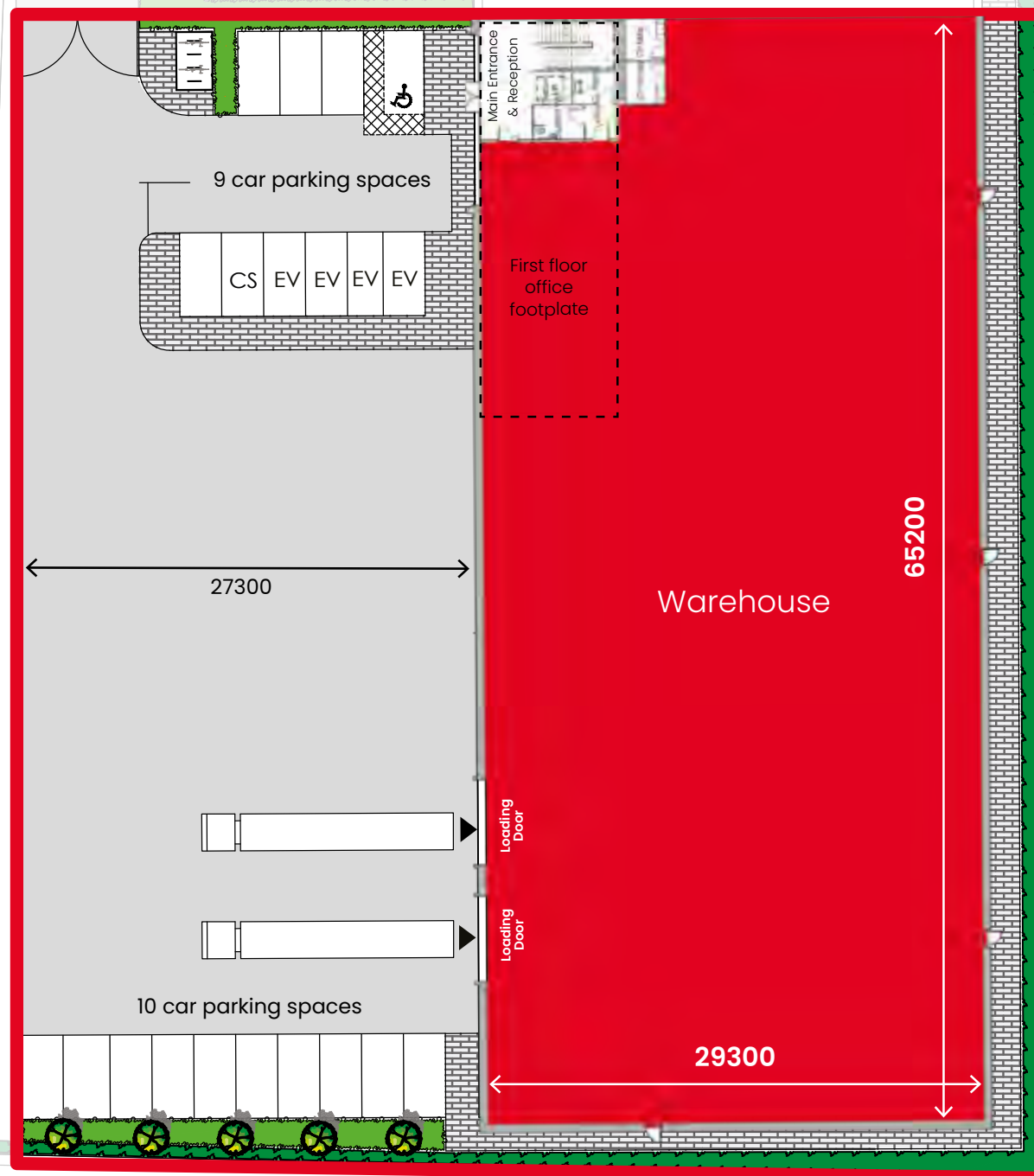
Unit 1

Unit 2

Unit 3

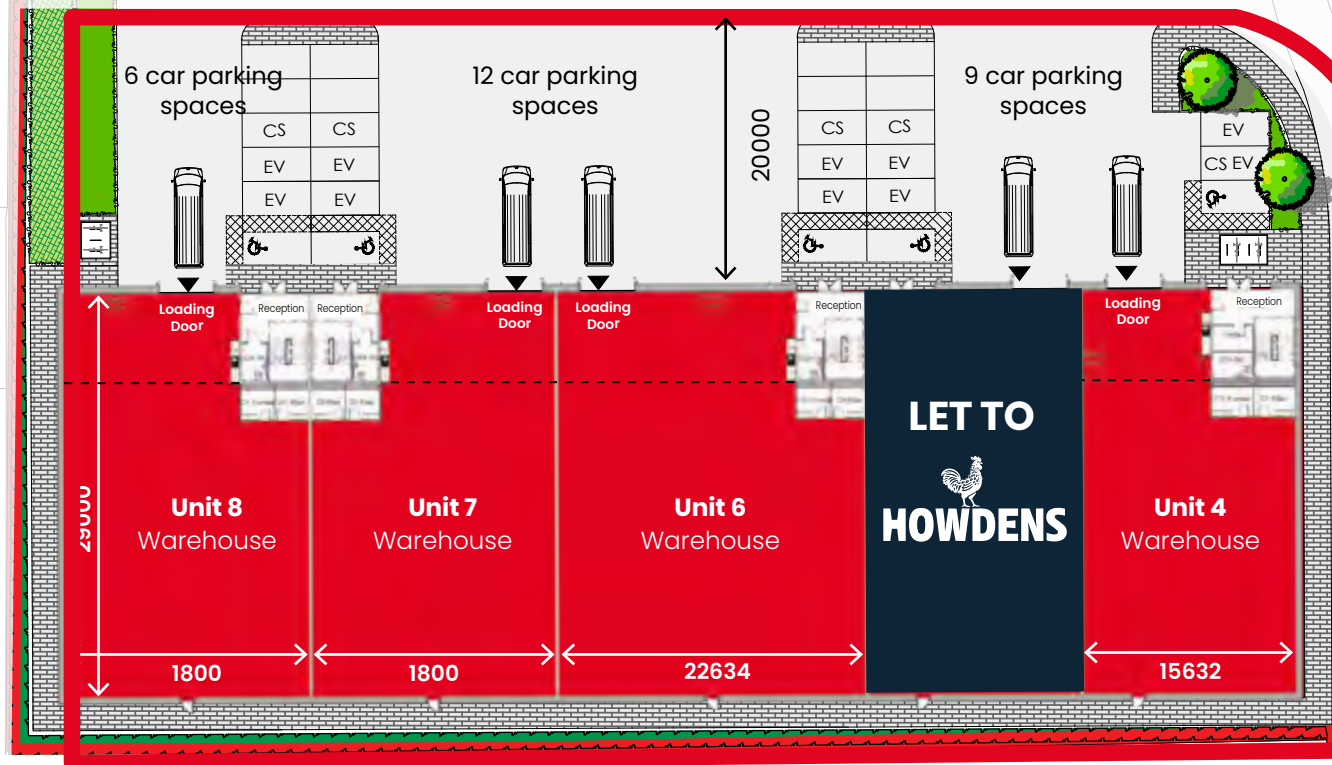
Unit 4-8

Unit 9



Units 4-8

	Sq m	Sq ft
Unit 4	622	6,699
Ground	480	5,173
First	142	1,527
		
Unit 6	859	9,251
Ground	677	7,286
First	182	1,965
Unit 7	687	7,400
Ground	538	5,792
First	149	1,607
Unit 8	703	7,567
Ground	551	5,931
First	152	1,635



Floor loading
50kN sq m



Electric loading
doors



8.5m clear
eaves height



Achieved EPC
Rating - A



Units can be
combined



Fibre
broadband

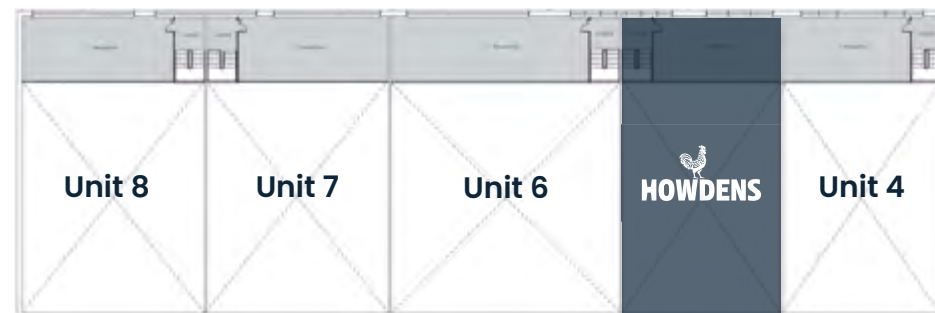


High quality
exterior finish



Class B2 &
B8 use

Mezzanine
floorplate



Review each unit in more detail

[Unit 1](#)

[Unit 2](#)

[Unit 3](#)

[Unit 4-8](#)

[Unit 9](#)

Unit 9

UNDER OFFER



Floor loading
50kN sq m



Electric loading
doors



8.5m clear
eaves height



Units can be
combined



Fibre
broadband



High quality
exterior finish



33 metre yard



Achieved EPC
Rating - A



Class B2 &
B8 use



Dedicated
car Parking



Grade A
fitted offices



Electric vehicle
charging

Review each unit in more detail

Unit 1

Unit 2

Unit 3

Unit 4-8

Unit 9

UNDER OFFER

33000

17 car parking
spaces



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



soft
landscaping



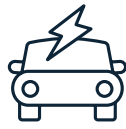
Renewable
technology



Achieved EPC
Rating - A



Solar PV
panels



Electric vehicle
charging



Secure gated
estate



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.

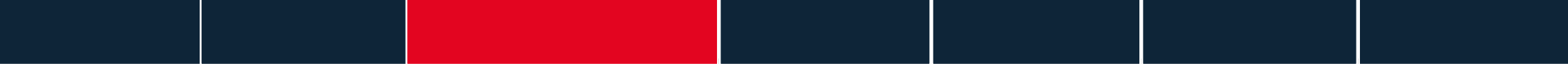


Image: Trade City Manchester

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



Image: Trade City Manchester



**Built for your
business**



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



Efficient
building
performance



15% Warehouse
and roof lights



soft
landscaping



Solar PV
panels



Renewable
technology

Electric vehicle charging



Image: Trade City Manchester

Built for efficiency



Image: Trade City Manchester

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

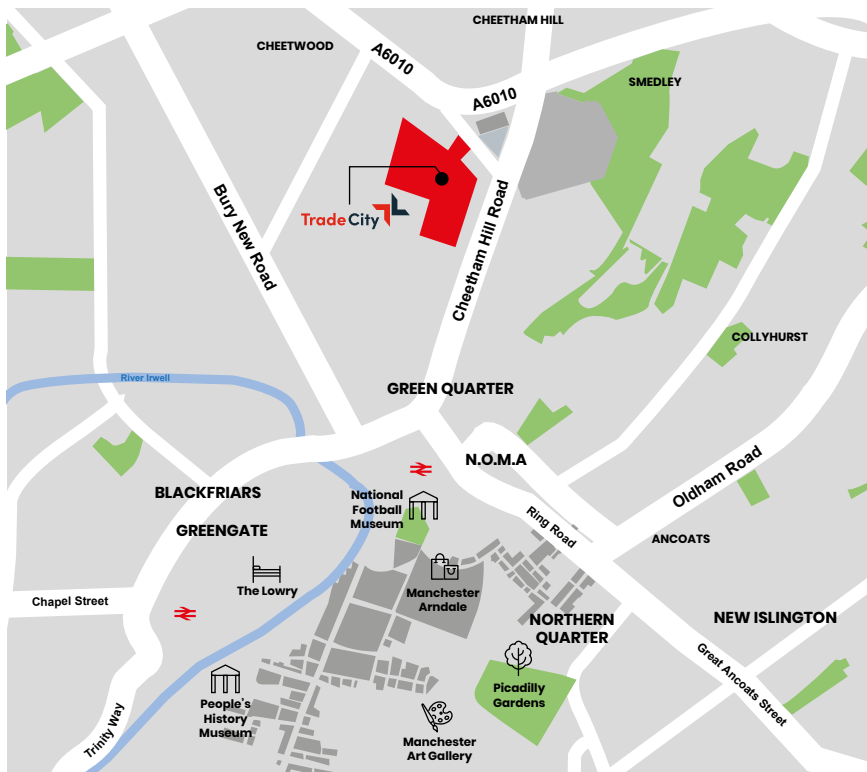
SatNav
Elizabeth Street
Cheetham Hill
Manchester
M8 8BB

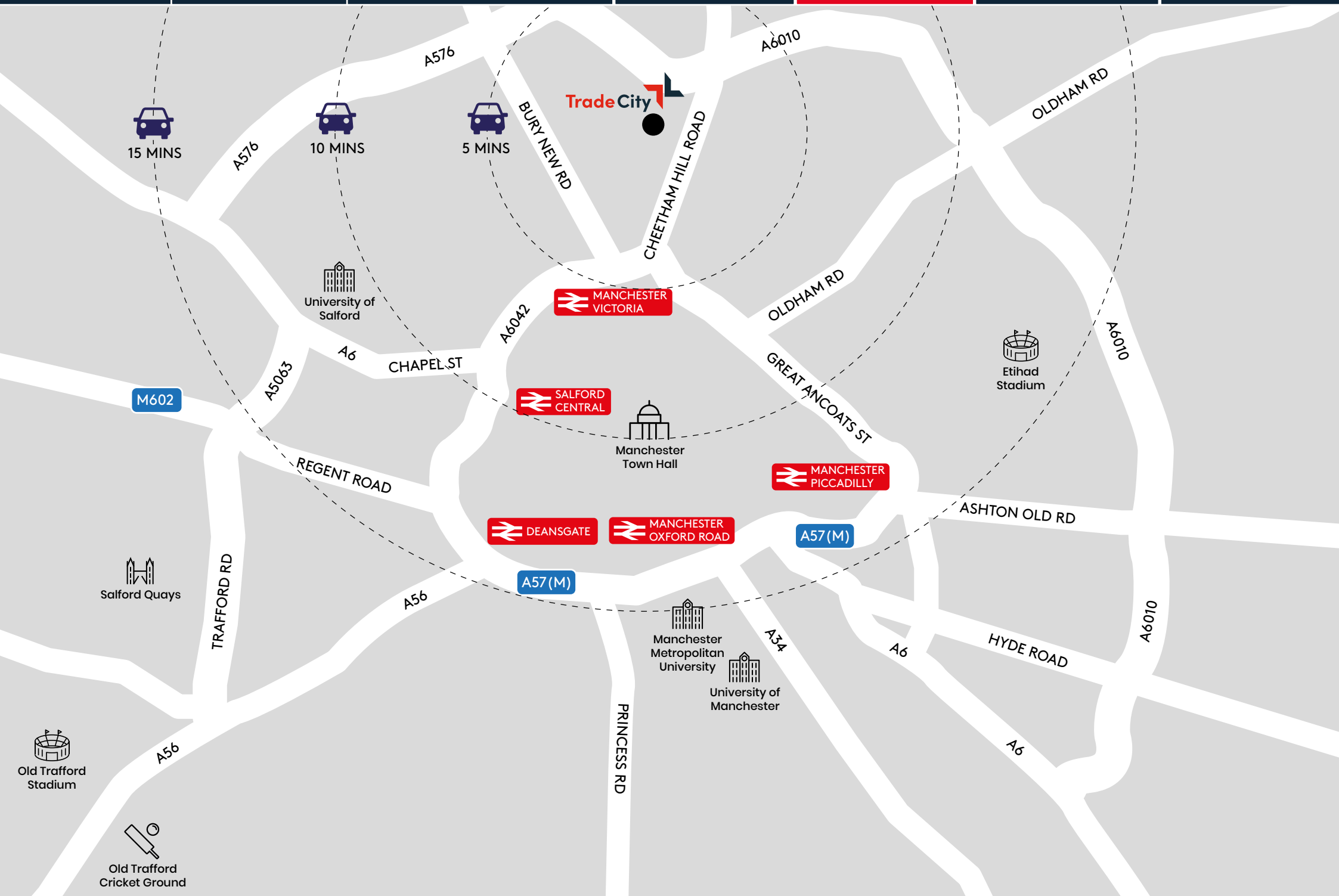
Travelling by road

- 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.





Travel Distances

HGV (Drive times)

Destination	Miles	Time
Manchester Victoria	1.0 miles	6 mins
Manchester City Centre	1.5 miles	8 mins
A57 (M)	2.4 miles	13 mins
M602 (J3)	3.1 miles	17 mins
M60 (J19)	4.0 miles	14 mins
M62 (J19)	4.5 miles	18 mins

Ports (by HGV)

Liverpool **35.1 miles** **61 mins**

Airports (by HGV)

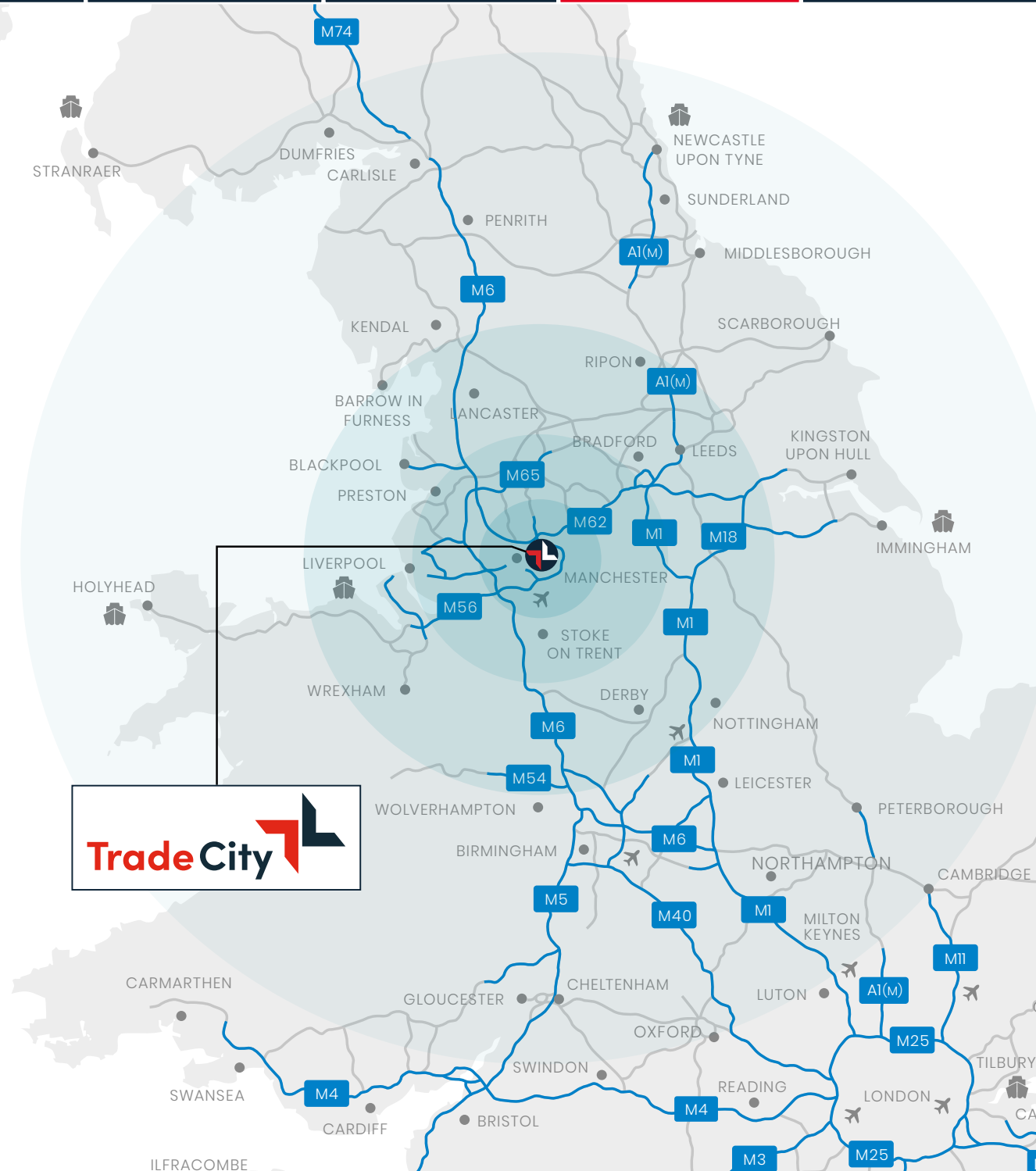
Manchester 10.4 miles 30 mins

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.*





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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 (November 2025).



tradeandlogistics.co.uk

