

Eastside

Manchester M11 4GU

To let/may sell
**9 new trade and industrial/
warehouse units**
4,316 - 27,002 sq ft



Chancerygate

Strategic locations. Sustainable buildings.

Eastside is a high-profile business park with excellent visibility from Ashton New Road. Ideally located just 10 minutes from Manchester City Centre, it offers a prime urban logistics location with superb connectivity just 2 miles west of Junction 23 of the M60 and a short walk from Edge Lane Metrolink station.



Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	6,265*	2,637	8,902
2	4,484*	2,066	6,550
3	3,983	1,270	5,253
4	4,779	1,518	6,297
5	11,356	2,939	14,295
6	3,864	1,539	5,403
7	3,089	1,227	4,316
8	3,089	1,227	4,316
9	3,196	1,270	4,466
Total			59,798

*Includes recessed loading area



Largest combined area: 27,002 sq ft (units 1-4)

Industrial & warehouse

4,316 - 27,002 sq ft

Flexible industrial/warehouse units with fully fitted first floor offices.

On site Q3 2025



37.5kN sq m
floor loading



8.5m minimum
clear internal height



Ability to
combine units



Comfort cooling/
heating



Generous
yard unit 5



Fitted first
floor offices



Lift
Units 1 and 5



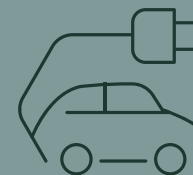
Air source
heat pumps to
all units



Secure
business park



12 year collateral
warranty available



EV charging



Solar power



CGI of units 2-4



Previous Chancerygate development



CGI of units 5 and 6



Previous Chancerygate development



Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Eastside include:

- Solar PV panels on all units*
- Air source heat pumps to all units
- Highly efficient LED lighting
- High performance insulated cladding and roof materials
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Landscaped communal areas, enhancing biodiversity
- Exterior and interior cycle storage to encourage cycling to work
- Low speed limit restrictions to reduce emissions

*Potential savings of up to £0.82 per sq ft per annum through use of PVs based on using current energy prices as of June 2025 and assuming 100% PV generation is used on site.



Targeting
BREEAM 'Very good'



Targeting
EPC A rating



Right spaces.
Right places.

Crabtree Lane, Manchester M11 4GU



Road	Distance (miles)
Manchester Ethiad Stadium	1
M60 (J23)	2
M62 (J18)	11
Manchester City Centre	2.9
Stockport	8.8
Oldham	6.9
Leeds	41

Airport	Distance (miles)
Manchester Airport	15.5
Edge Lane Tram Stop	0.2
Manchester Piccadilly Station	3

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Contact agents to find out more



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. June 2025 | 252056.06/25

Chancerygate

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