



REFURBISHED INDUSTRIAL
WAREHOUSE UNITS

AVAILABLE FROM
4,000 SQ FT TO 11,000 SQ FT

MANCHESTER • M1 2NP /// ever.leave.lane






RAILWAY STATION

> Overview.

Piccadilly Trading Estate is a well-established industrial and trade hub located on the eastern edge of Manchester City Centre.

The estate comprises 25 refurbished units, offering a mix of warehouse and trade counter spaces. With excellent regional connectivity via the A57(M) Mancunian Way & M602 and close proximity to Manchester Piccadilly Railway Station, the estate supports a diverse and thriving community of businesses.

-  High profile trading and city centre location
-  A57(M) approximately 0.5 mile away, providing direct access to the M602/M62
-  Piccadilly Railway Station 0.5 mile away (10 min walk)





> The Opportunity.

The units extend from 4,000 sq ft to 11,000 sq ft, providing flexible industrial/warehouse accommodation.

The scheme comprises fully refurbished single-storey warehouse units of steel portal frame construction, with blockwork elevations beneath a pitched roof incorporating approximately 10% roof lights. The units benefit from integral two-storey office accommodation, dedicated on-site parking and three-phase electricity supply.

Neighbouring occupiers include:

SCREWFIX

CITY GLASS
& Window Systems

CLOUDWATER
BREW CO.

Boels
RENTAL

TOOLSTATION

TK Thomas Kneale
Established 1947

HSS Hire












> Availability.

	DEMISE	SQ FT	SQ M
Unit 24.	Warehouse	9,494	882
	GF Office	659	56.2
	FF Office	659	56.2
	Total	10,812	994.4
Unit 26.	Warehouse	9,561	888.25
	GF Office	535	49.7
	FF Office	686	63.7
	Total	10,782	1,001.7
Unit 27.	Warehouse	8,160	758.06
	GF Office	567	52.7
	FF Office	677	62.9
	Total	9,404	873.7

> Specification.

-  Three-phase electricity
-  Dedicated parking
-  Fully refurbished
-  W/C and kitchen facilities
-  6m eaves
-  Level access loading doors
-  Ground and first floor level offices





> Site Plan.

AVAILABLE FROM
4,000 SQ FT TO
11,000 SQ FT



10,812 sq ft

9,404 sq ft

10,782 sq ft



> Gallery.





> Connected for Growth.

Situated on the eastern edge of Manchester City Centre, the estate is accessed via Gidding Road off Great Ancoats St (A665), with additional access from Travis Street/Adair Street. Manchester Piccadilly Station is approximately 0.5 mile away, whilst the A57(M) The Mancunian Way provides direct links to the M602 and M62.

The estate benefits from established industrial and commercial occupiers, excellent amenities, transport links and close proximity to the city centre.



Motorway Links

Motorway Links	Miles
M602 J3	2.8
M60 J24	4.5
M61 J1	7.9



Places

Places	Miles
Stockport	6
Warrington	20
Liverpool	35
Sheffield	37
Leeds	44



Airports

Airports	Miles
Manchester	9
Liverpool, John Lennon	33
Leeds Bradford	47





> Part of Something Bigger.

This well-established estate forms part of a thriving Manchester industrial and commercial hub. With fully refurbished units, excellent transport links and a strong local business community, it offers occupiers the perfect combination of connectivity, flexibility and operational efficiency.



Terms

The units are available by way of a new Full Repairing and Insuring lease for a number of years to be agreed. For more information on availability and individual unit details, please contact the joint agents.

Rent

Rent on application.

VAT

VAT is applicable.

EPC

Energy Performance Certificates will be available on request.

AML

Any lettings will be subject to satisfactory AML checks in line with HMRC regulations.

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1991.

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> Contact.

For further information or to arrange a viewing please contact the joint letting agents.

Sixteen.

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