



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:



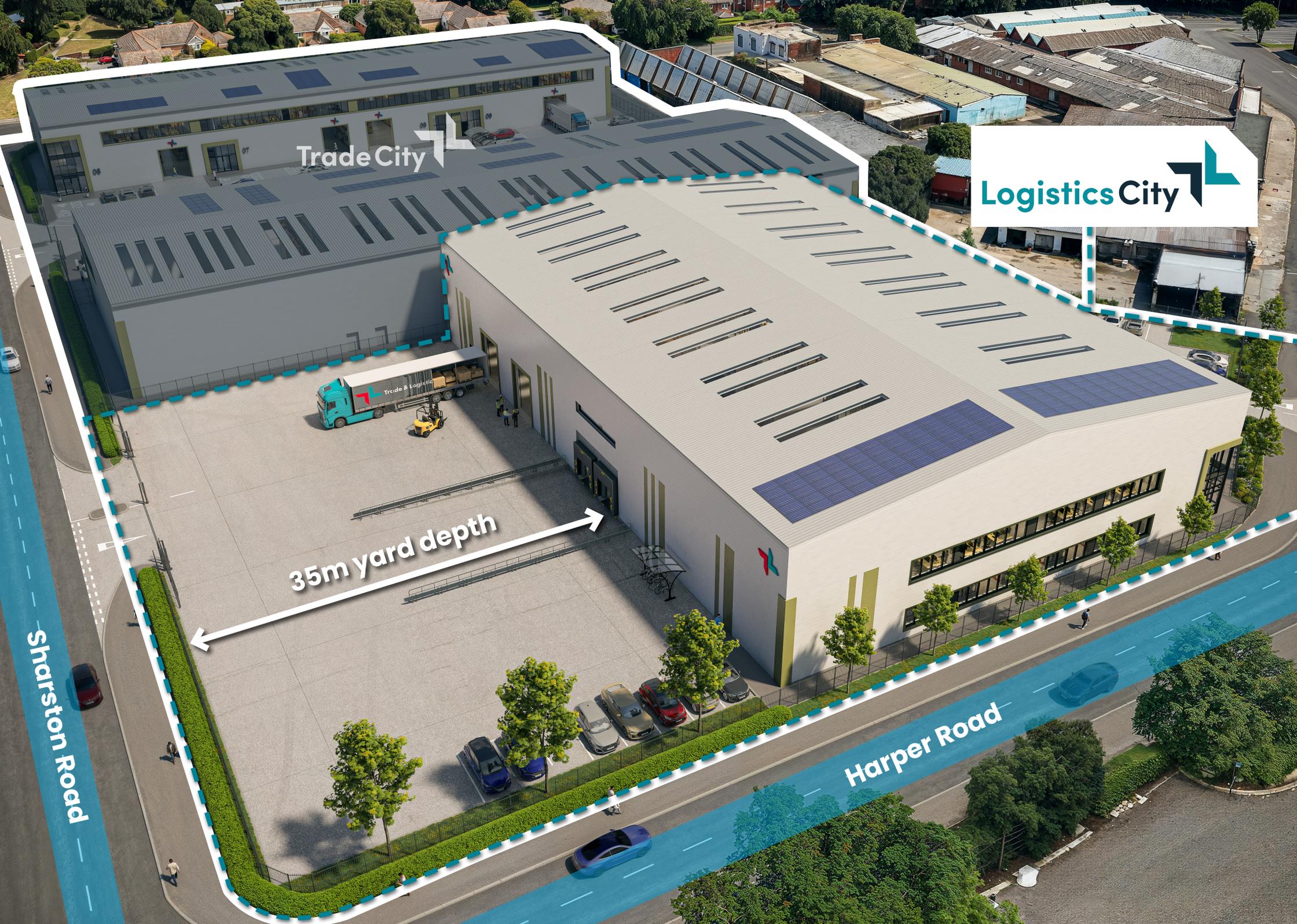
Trade City

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

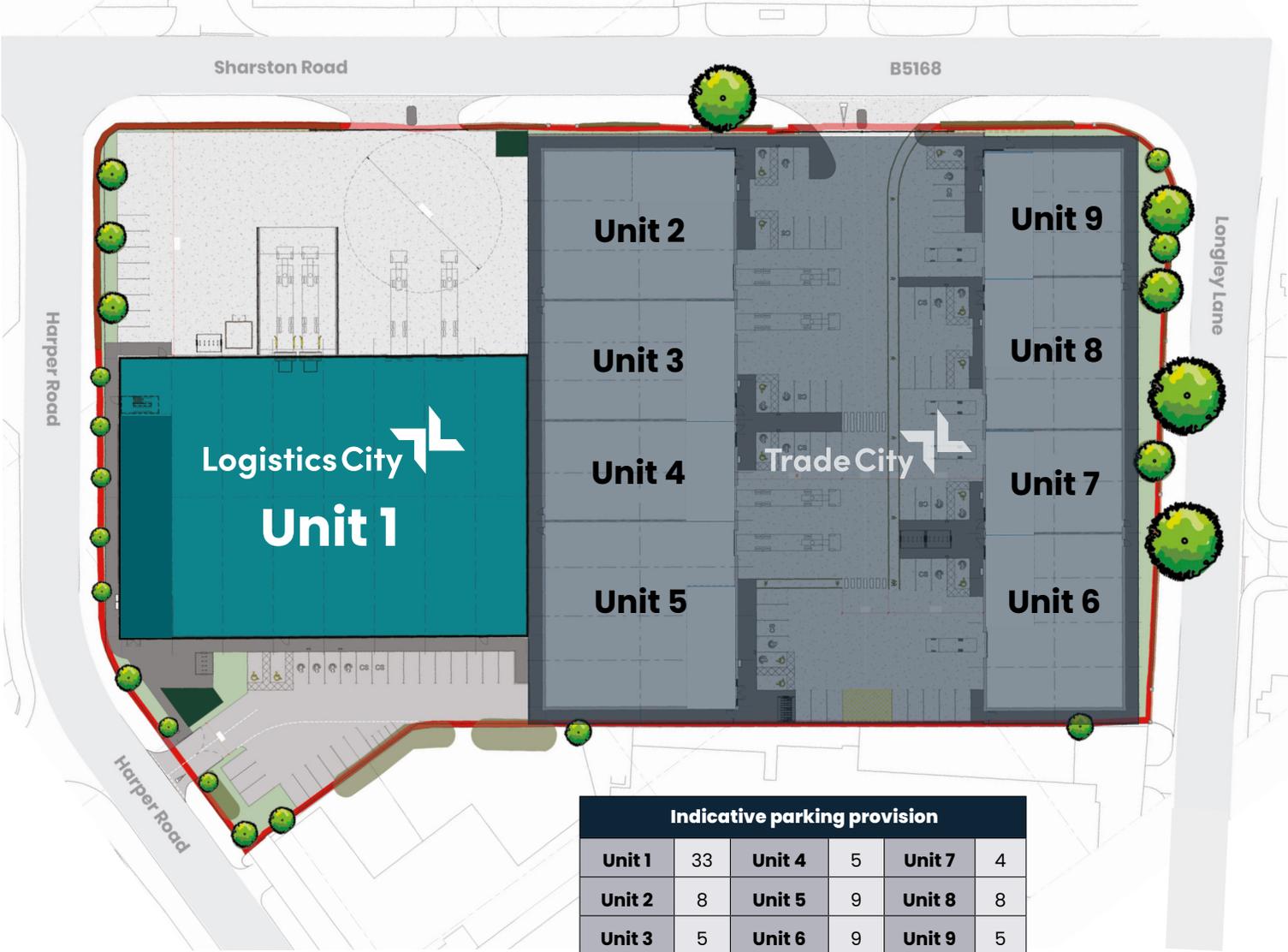
- Bus Service to:**
- > Manchester City Centre
 - > Altrincham
 - > Stockport
 - > Manchester Airport

Sharston Road



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	741	7,971
Ground	625	6,727
First Floor Office	116	1,244
Unit 7	496	5,338
Ground	364	3,918
First Floor Mezz	132	1,420
Unit 8	648	6,978
Ground	541	5,820
First Floor Office	108	1,158
Unit 9	605	6,514
Ground	444	4,778
First Floor Mezz	161	1,736



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



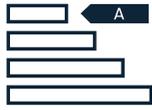
35m yard
depth



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



Access, workforce and opportunity

 Drive time



Daily traffic count
(M56)

92,556



Daily traffic count
(A560)

30,726



Socio-economic group
in a 10 minute drive

61%



Building material market
in a 20 minute drive

£212m



GVA Manchester 2023

£38.5m
(11.2% YoY Growth)



Catchment Population / Households 2024

Trade Area	Population	Households
10 minutes	286,000	120,000
20 minutes	1,473,000	614,000

Catchment Population Growth to 2030

Trade Area	Population	Growth 2024-30%
10 minutes	298,000	4.1%
20 minutes	1,525,000	8.5%
United Kingdom		3.8%

Catchment Socio-Economic Group

Trade Area	AB	C1	Higher Earning Occupations
10 minutes	48,957	61,839	61%
20 minutes	227,388	328,793	60%

Building Materials Market

Trade Area	Private RMI* £
10 minutes	£39m
20 minutes	£212m

*Repair Maintenance Improvement

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 BREEM 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



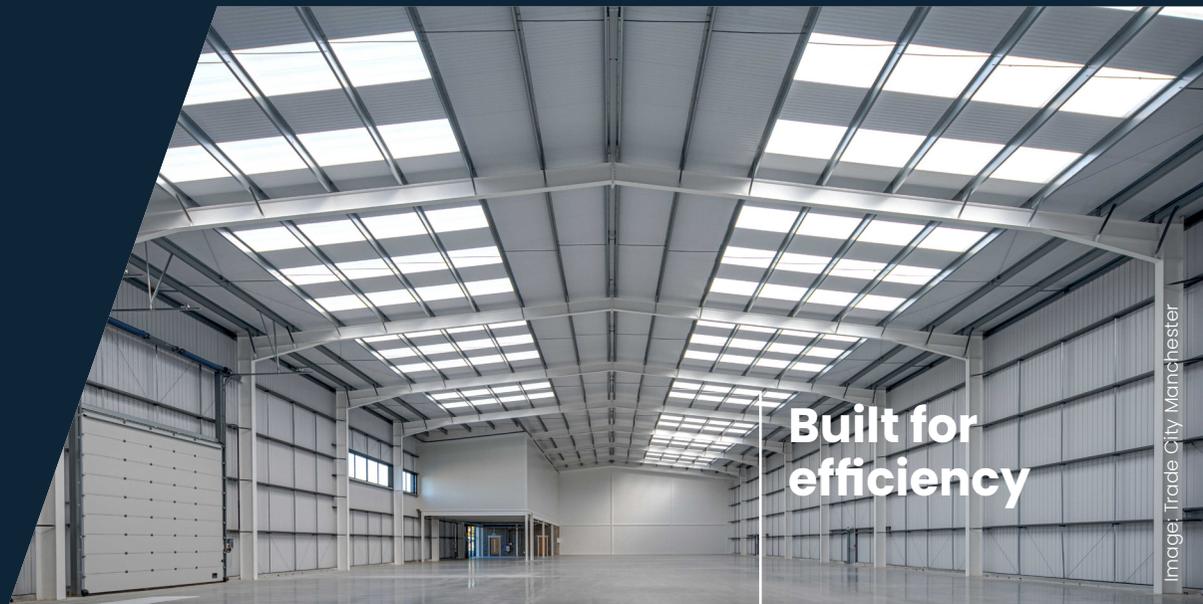
Solar PV panels



Renewable technology



Reduced operational costs



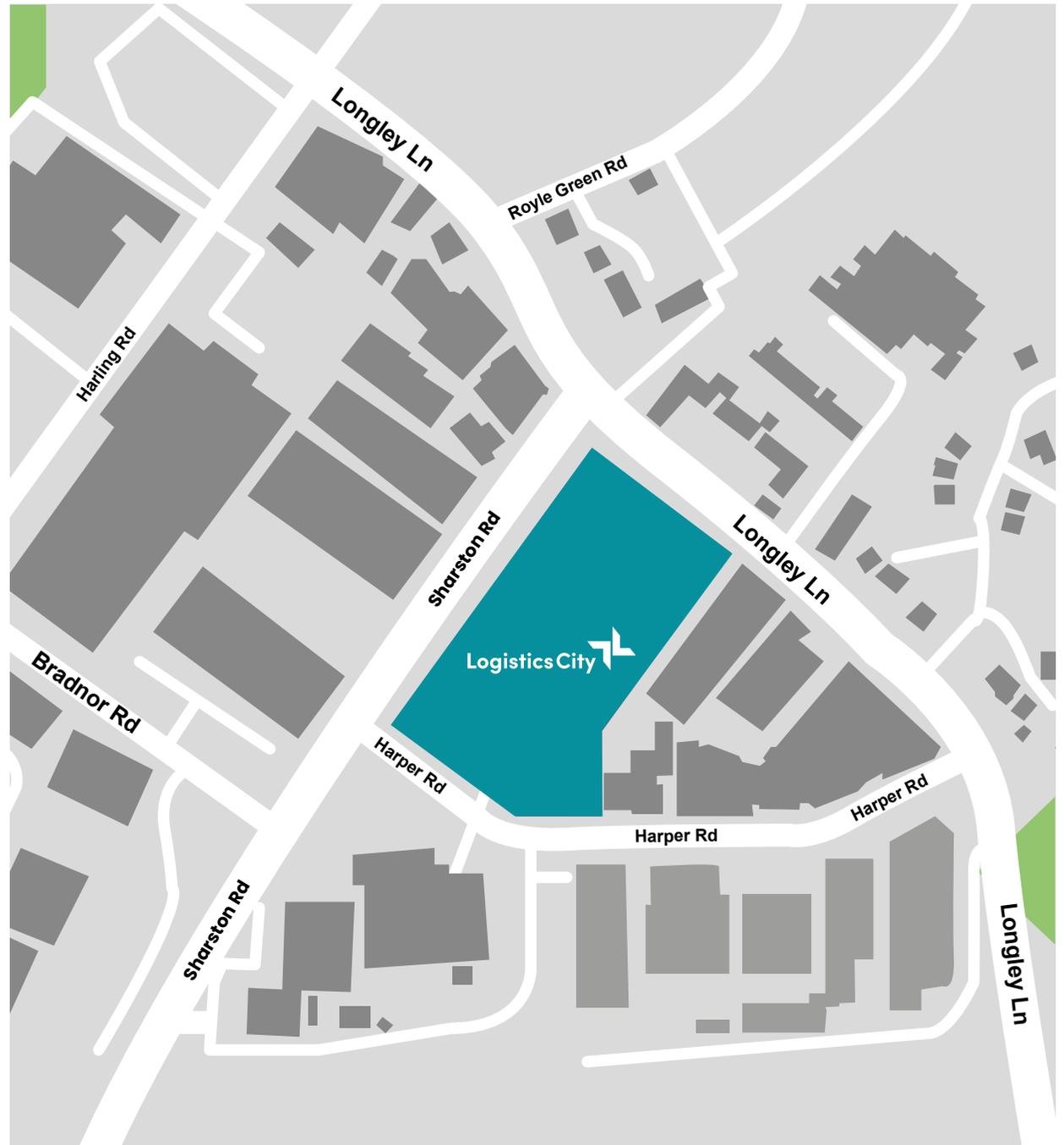
Situated in the well established Sharston Industrial Area, Logistics City occupies a prime trade and urban logistics location.

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

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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 (January 2026).