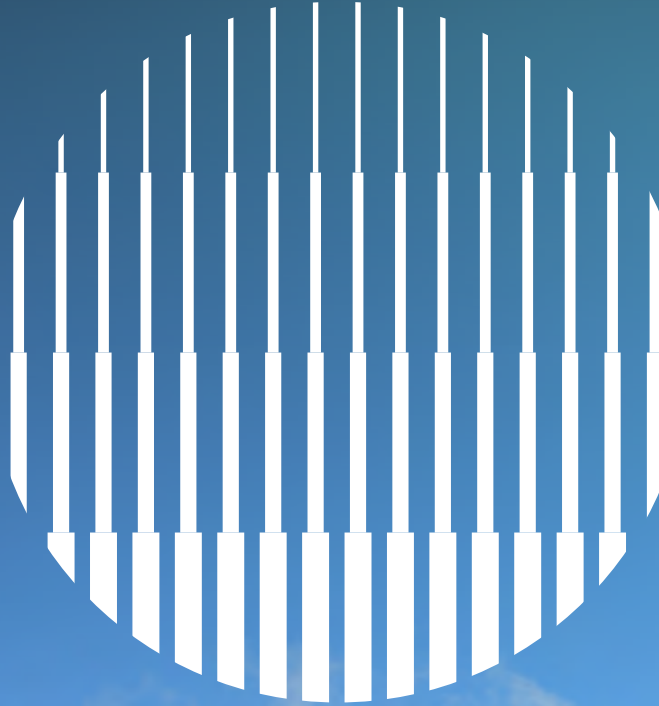


Two New Speculative Industrial
Warehouse Opportunities
Prime M60 Location

///SHIFT.TIPS.SLOPE

119,299 and 163,303 sq ft
Up to 8.2 acres of additional open storage

ON SITE NOW
Available from Summer 2027



SatellitePark

Chadderton | J21 M60 | Manchester | M24 1RU



B8





LWC Drinks

Widdop & Co

Iceland

Great Bear Distribution

DPD

Bifold FluidPower

Up to 8.2 acres of
additional Open
Storage available

Mono - Pumps

ADI Global Distribution

DVSA



SatellitePark

Costco

Manchester City Centre
4.8 miles / 18 mins
→

J21

M60

B6393

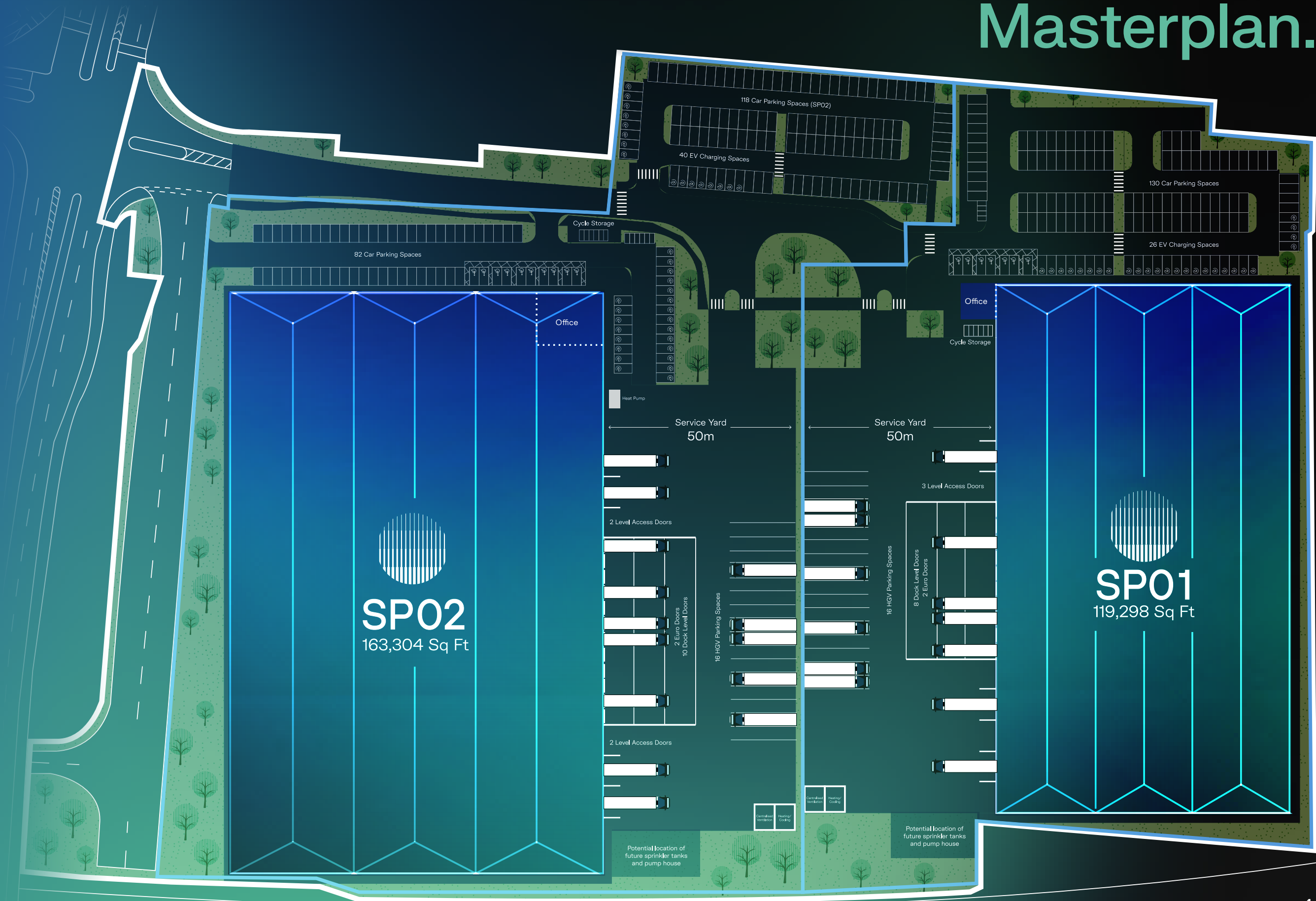
GREENGATE ROAD

M60

Strong Partnerships,
for Companies That
Mean Business.



Smart Planning. Masterplan.





SP One.

Secure Yard

A+ EPC Rating

3 Level Access Doors

8 Dock & 2 Euro Doors

50 KN/m2 Floor Loading

15% Roof Lights

15M Eaves Height

Up to 1 MVA Power
(2MVA across both units)

50M Yard Depth

130 Car Parking Spaces

16 HGV Parking

PV Panels 683 sqm (sized to generate >9.42 kWh/m3)

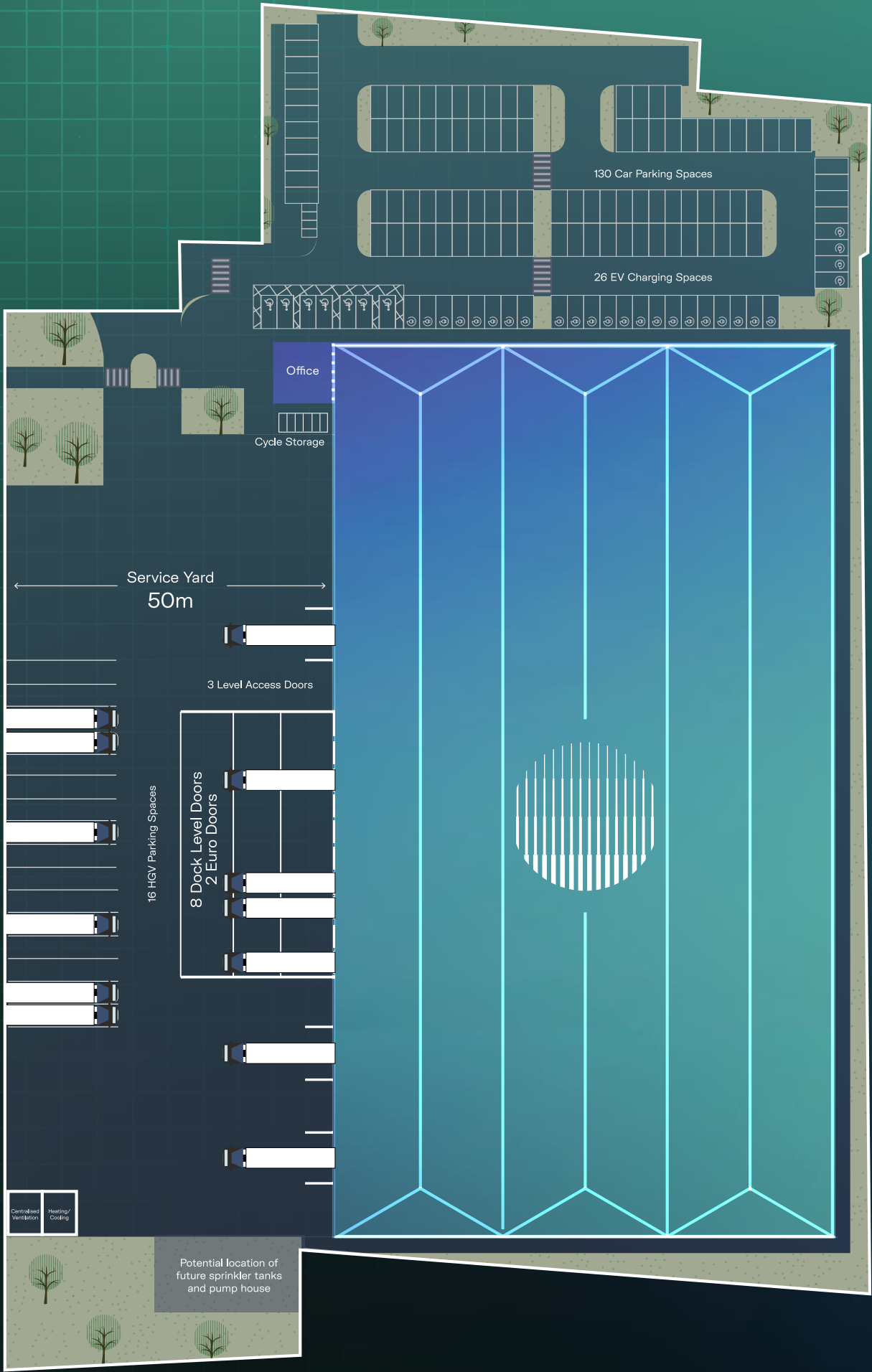
26 EV Charging Spaces

Cycle Storage

BREEAM Excellent

Additional hardstanding of 8.2 acres available (by separate negotiation)

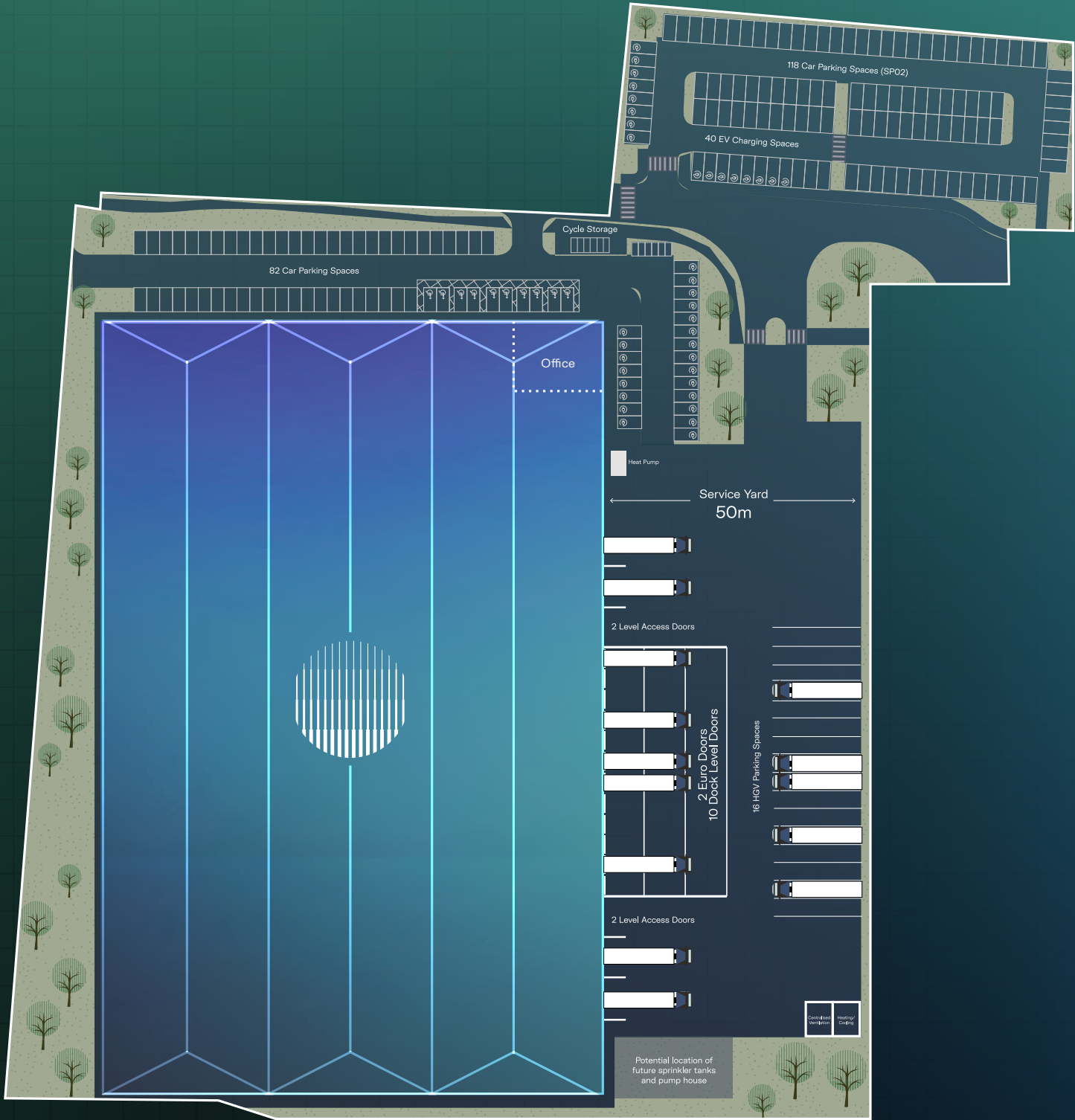
SP One	Sq M	Sq Ft
Ground Floor	10,425	112,209
First Floor Offices	329	3,545
Second Floor Offices	329	3,545
Total	11,083	119,299







SP Two.



Site Performance.

Secure Yard

A+ EPC Rating

4 Level Access Doors

10 Dock & 2 Euro Doors

50 KN/m2 Floor Loading

15% Roof Lights

15M Eaves Height

Up to 1 MVA Power (2MVA across both units)

50M Yard Depth

200 Car Parking Spaces

16 HGV Parking

PV Panels 934 sqm (sized to generate >9.42 kWh/m3)

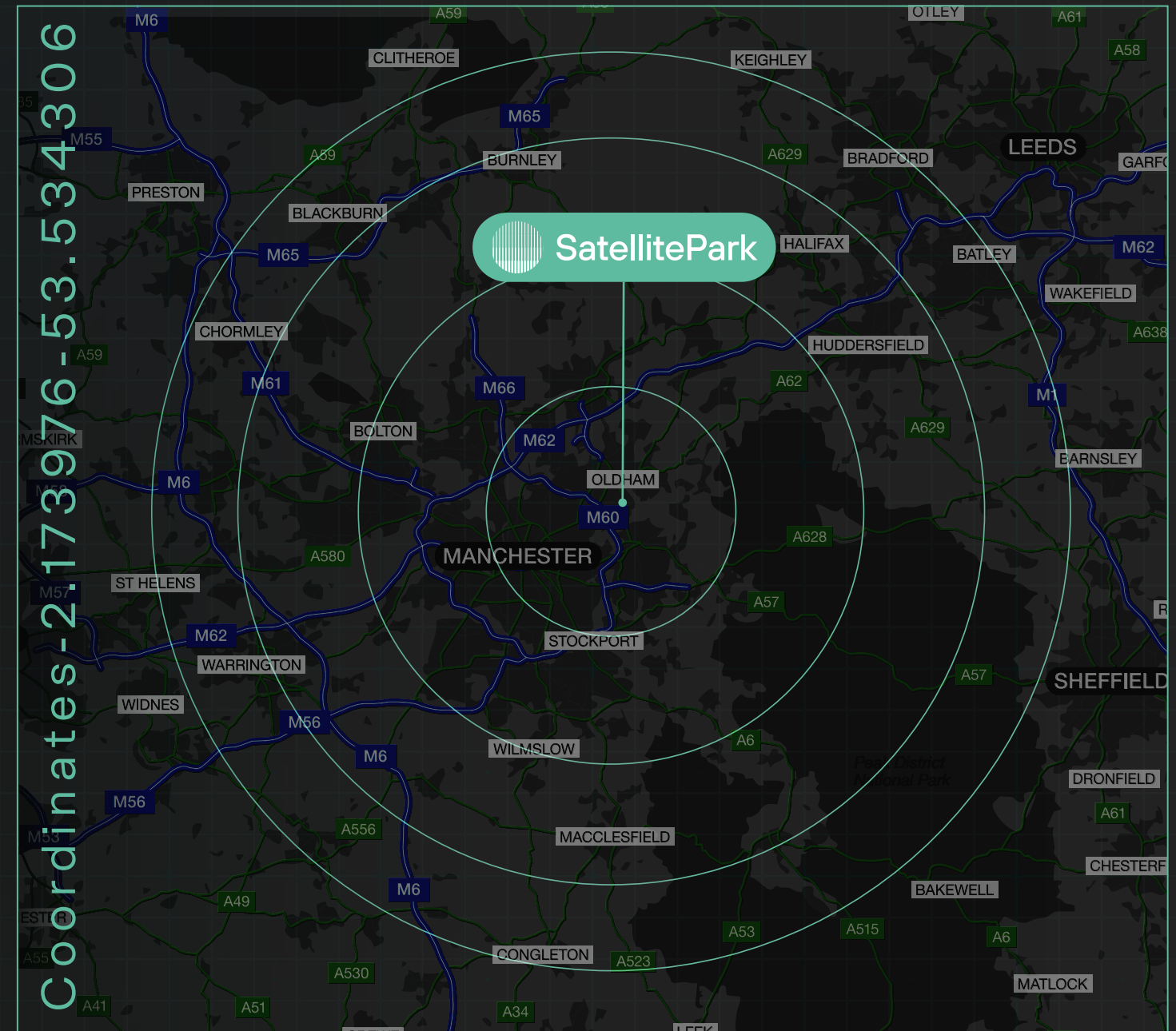
40 EV Charging Spaces

Cycle Storage

BREEAM Excellent

Additional handstanding of 8.2 acres available (by separate negotiation)

SP Two	Sq M	Sq Ft
Ground Floor	14,313	154,059
First Floor Offices	429	4,621
Second Floor Offices	430	4,623
Total	15,172	163,303



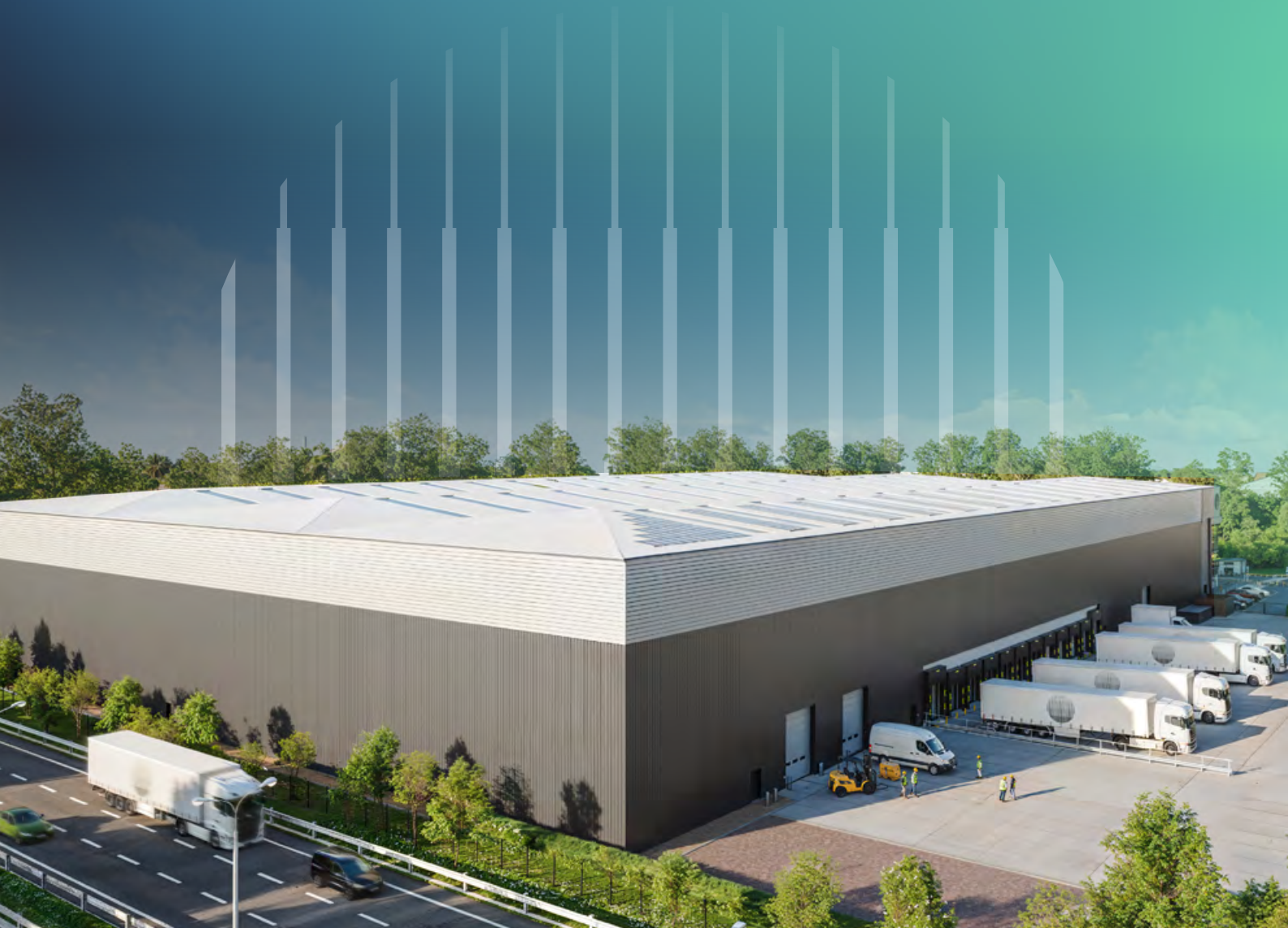
Time	Population
15 Minutes	715,541
30 Minutes	2,727,909
45 Minutes	5,306,077
1 Hour	8,218,720

Rail and Airport	Distance	Time
Manchester Piccadilly	5.2 Miles	18 Mins
Manchester Airport	18.3 Miles	26 Mins

SatellitePark

Chadderton | J21 M60 | Manchester | M24 1RU

www.satellite-park.co.uk



B8

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 **ROYAL LONDON**
ASSET MANAGEMENT

A development by Royal London

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