



# 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:



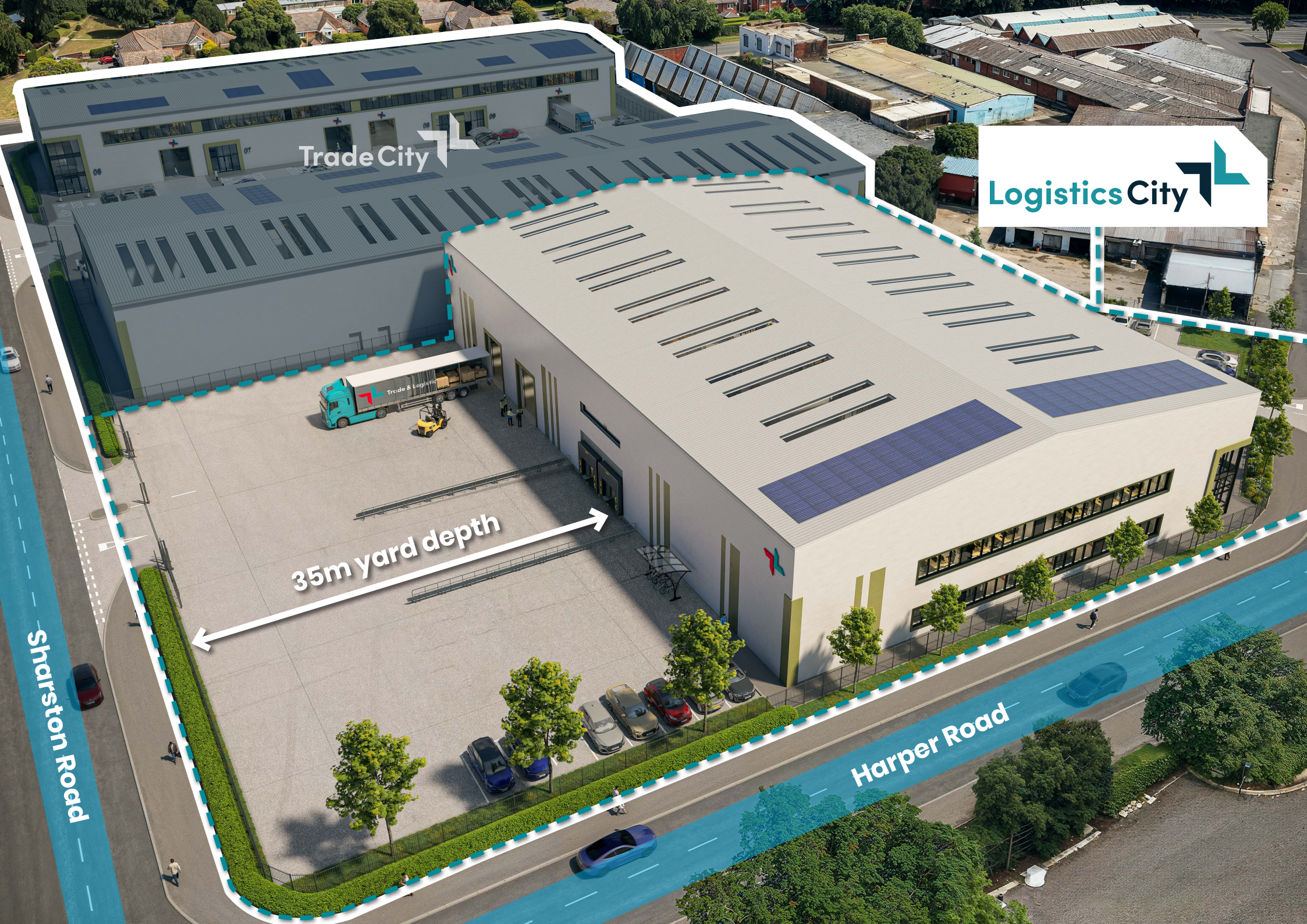

Trade City

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

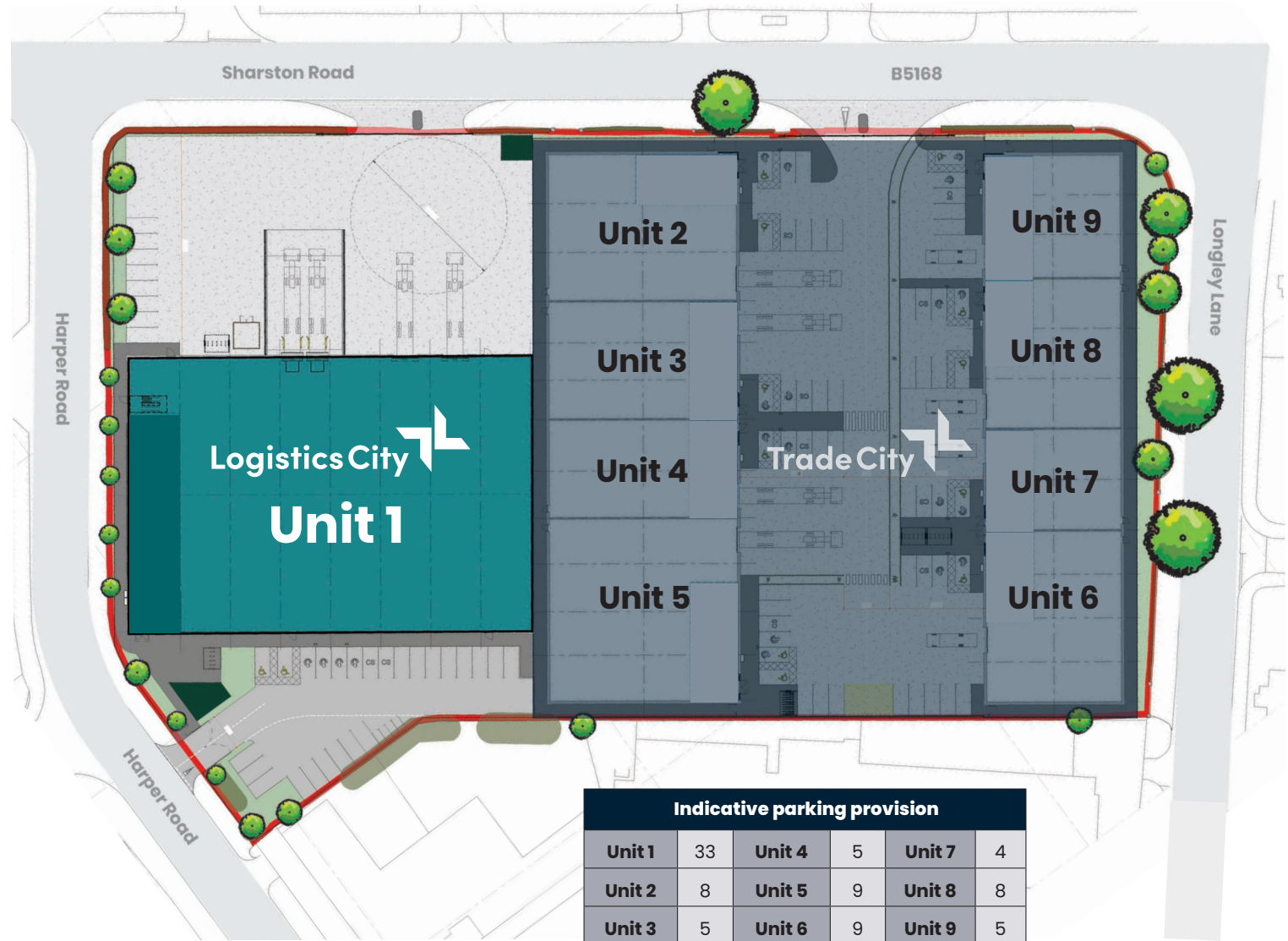
Sharston Road

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



# Accommodation

















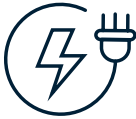

	Sq m	Sq ft
<b>Unit 1</b>	<b>3,213</b>	<b>34,584</b>
Ground	2,899	31,205
First Floor Office	314	3,379
<b>Unit 2</b>	<b>886</b>	<b>9,535</b>
Ground	741	7,977
First Floor Office	145	1,558
<b>Unit 3</b>	<b>742</b>	<b>7,987</b>
Ground	585	6,300
First Floor Office	157	1,687
<b>Unit 4</b>	<b>620</b>	<b>6,675</b>
Ground	489	5,265
First Floor Office	131	1,410
<b>Unit 5</b>	<b>1,084</b>	<b>11,664</b>
Ground	920	9,901
First Floor Office	164	1,763
<b>Unit 6</b>	<b>746</b>	<b>8,034</b>
Ground	627	6,751
First Floor Office	119	1,283
<b>Unit 7</b>	<b>501</b>	<b>5,391</b>
Ground	366	3,938
First Floor Mezz	135	1,453
<b>Unit 8</b>	<b>653</b>	<b>7,034</b>
Ground	540	5,813
First Floor Office	113	1,221
<b>Unit 9</b>	<b>620</b>	<b>6,674</b>
Ground	453	4,875
First Floor Mezz	167	1,798



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		

## 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.

## Built for your business



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





# High quality detached industrial unit with secure yard





# Access, workforce and opportunity



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 BREEAM  
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

## Electric vehicle charging



Image: Trade City Manchester

## Built for efficiency



Image: Trade City Manchester



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

#### **Travelling by road**

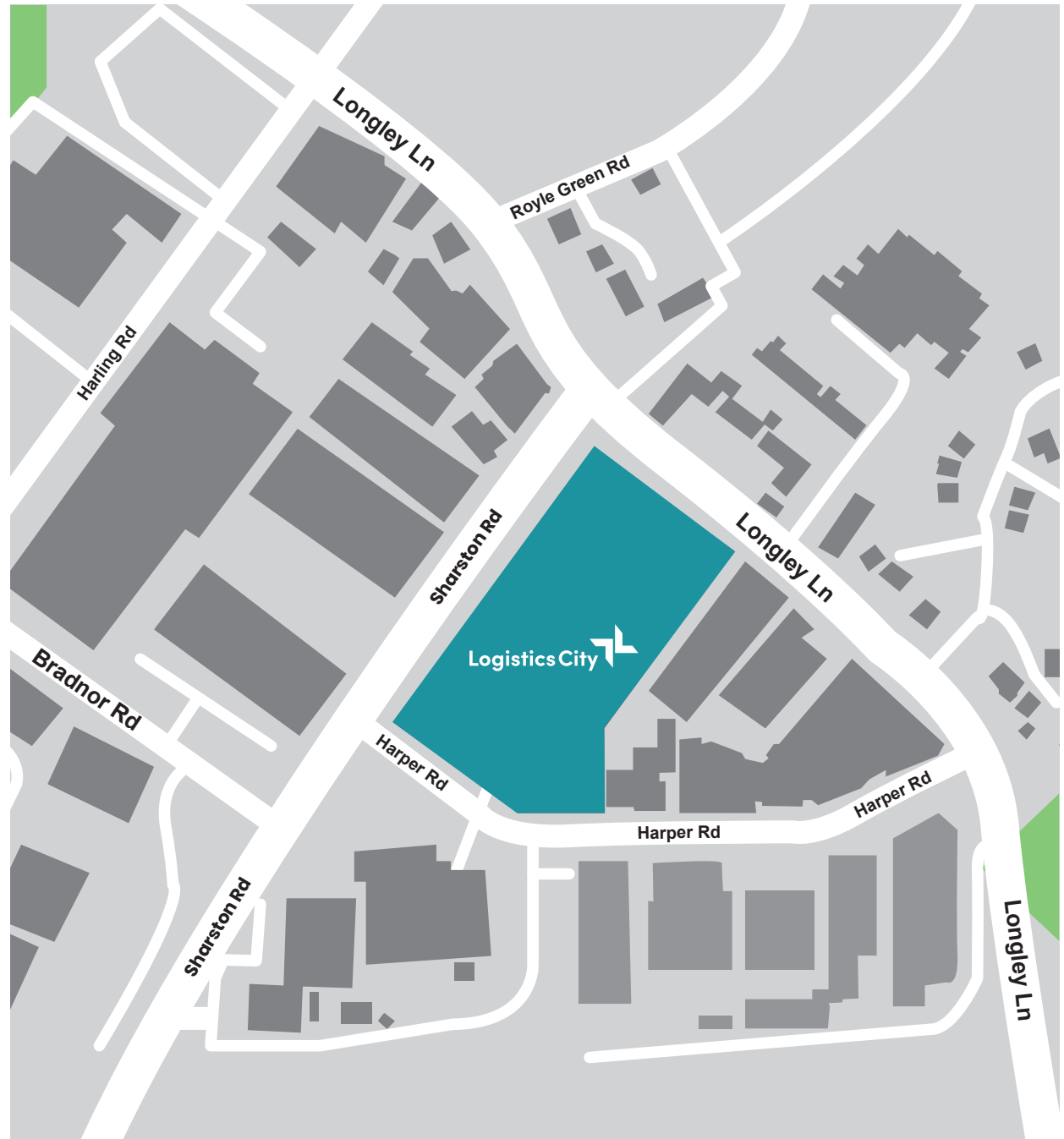
- Fast access to M60 and M56
- 6 mins from Manchester Airport

#### **Travelling by air**

- Manchester Airport, the UK's second largest airport, serving over 225 destinations worldwide is just a 6 minute drive away.

**SatNav**

**Sharston Road  
Sharston Industrial Estate  
Manchester  
M22 4RA**









# Travel Distances

## HGV (Drive times)

Destination	Miles	Time
M56 (J2)	0.3 miles	1 min
Benchill Metrolink	1.0 mile	4 mins
M60 (J3)	1.3 miles	3 mins
M60 (J5)	2.0 miles	7 mins
Stockport	4.5 miles	10 mins
J20 M6 / J9 M56 intersection	13 miles	15 mins

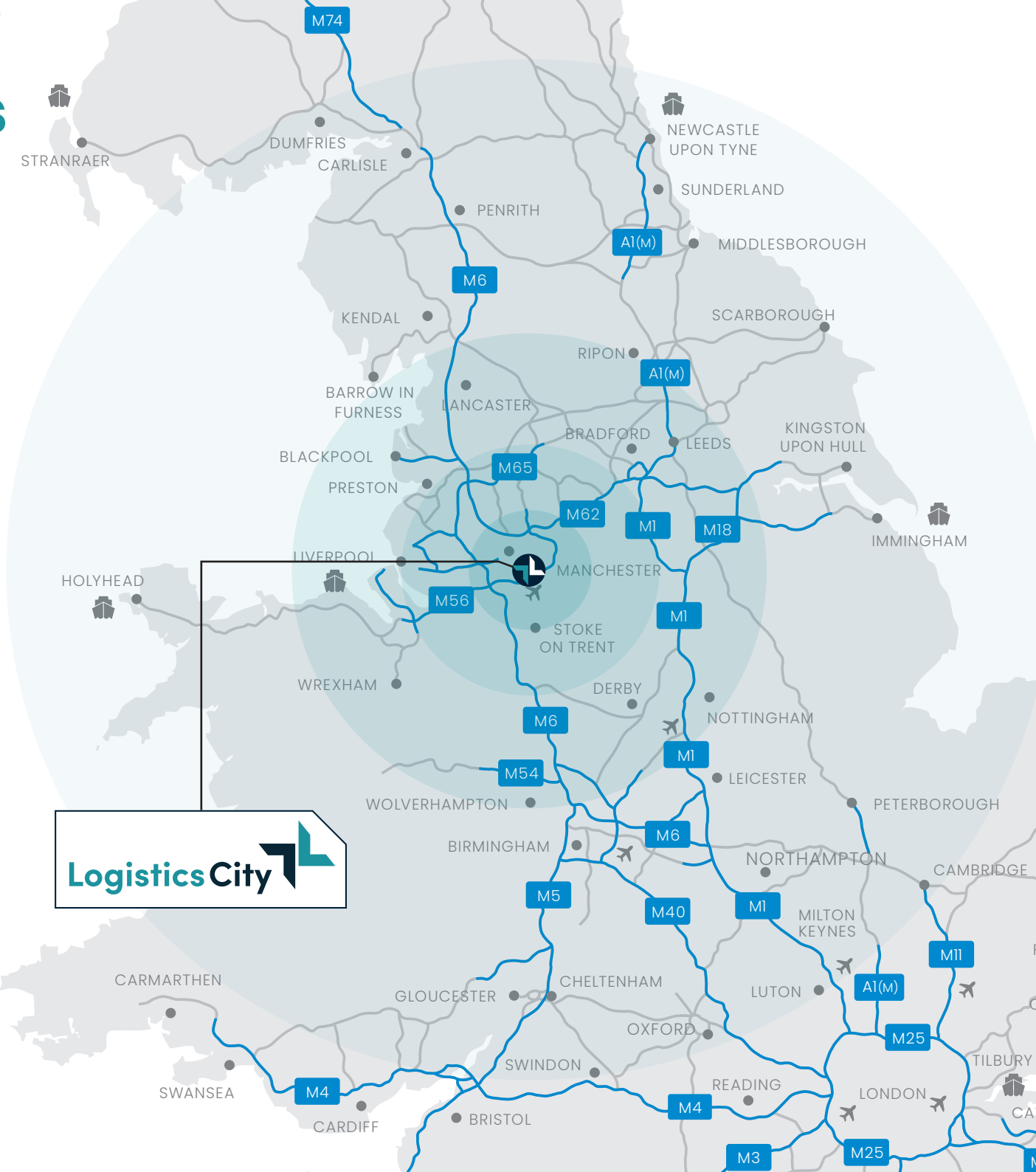
## Airports (by HGV)

Manchester	3.7 miles	6 mins
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## 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.*







**Richard Johnson**

M 07980 837 328

E richard.johnson@jll.com

**Joe Bostock**

M 07933 516 465

E joe.bostock@jll.com



**Alex Palfreyman**

M 07870 999 773

E apalfreyman@savills.com

**Jonathan Williams**

M 07870 183 405

E jonathan.williams@savills.com

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).