



UNIT 1 LET TO
**FLOORING
SUPERSTORE**

UNIT 5 LET TO

HOWDENS

UNIT 6
UNDER
OFFER

Trade City Manchester

TO LET | Manchester M8 8BB

- 6 new trade / industrial units
- Available now
- 6,505 sq ft – 39,937 sq ft

Manchester City Centre



Manchester Inner Ring Road

A665 Cheetham Hill Rd

Manchester Victoria Station
only a 10 minute walk




Accommodation

	Sq m	Sq ft
Unit 1	LET	FLOORING SUPERSTORE
Unit 2	1,510	16,249
Ground	1,360	14,635
First	150	1,614
Unit 3	2,200	23,688
Ground	1,988	21,403
First	212	2,285
Unit 4	622	6,699
Ground	480	5,173
First	142	1,527
Unit 5	LET	HOWDENS
Unit 6	UNDER OFFER	
Unit 7	687	7,400
Ground	538	5,792
First	149	1,607
Unit 8	703	7,567
Ground	551	5,931
First	152	1,635
Unit 9	1,199	12,909
Ground	1,083	11,655
First	116	1,254


Approx. GEA areas. Units can be combined




Specification




Floor loading
50kN sq m




Electric loading
doors




Grade A
fitted offices
(on selected units)




8.5m clear
eaves height




Dedicated yard
and car Parking




Units can be
combined




Fibre
broadband




High quality
exterior finish




Class B2 &
B8 use




soft
landscaping




Renewable
technology




Achieved EPC
Rating - A




Solar PV
panels



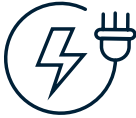
Electric vehicle
charging



Secure gated
estate



Enhanced
cladding and
insulation



Future Proof

Built for your business



Grade A offices

With comfort
cooling as
standard

Terms

The units are available to lease on a fully repairing and insuring basis. Rents and further information are available on request.



**High quality
trade and
industrial units**





**Prime trade &
urban logistics
location**

An established destination with Extensive amenities

Food and beverage outlets

- > McDonald's
- > Pizza Hut
- > Nandos
- > KFC
- > Greggs
- > Subway
- > Starbucks
- > Costa
- > M&S Foodhall
- > Lidl

Victoria North
is set to create
15,000
new homes

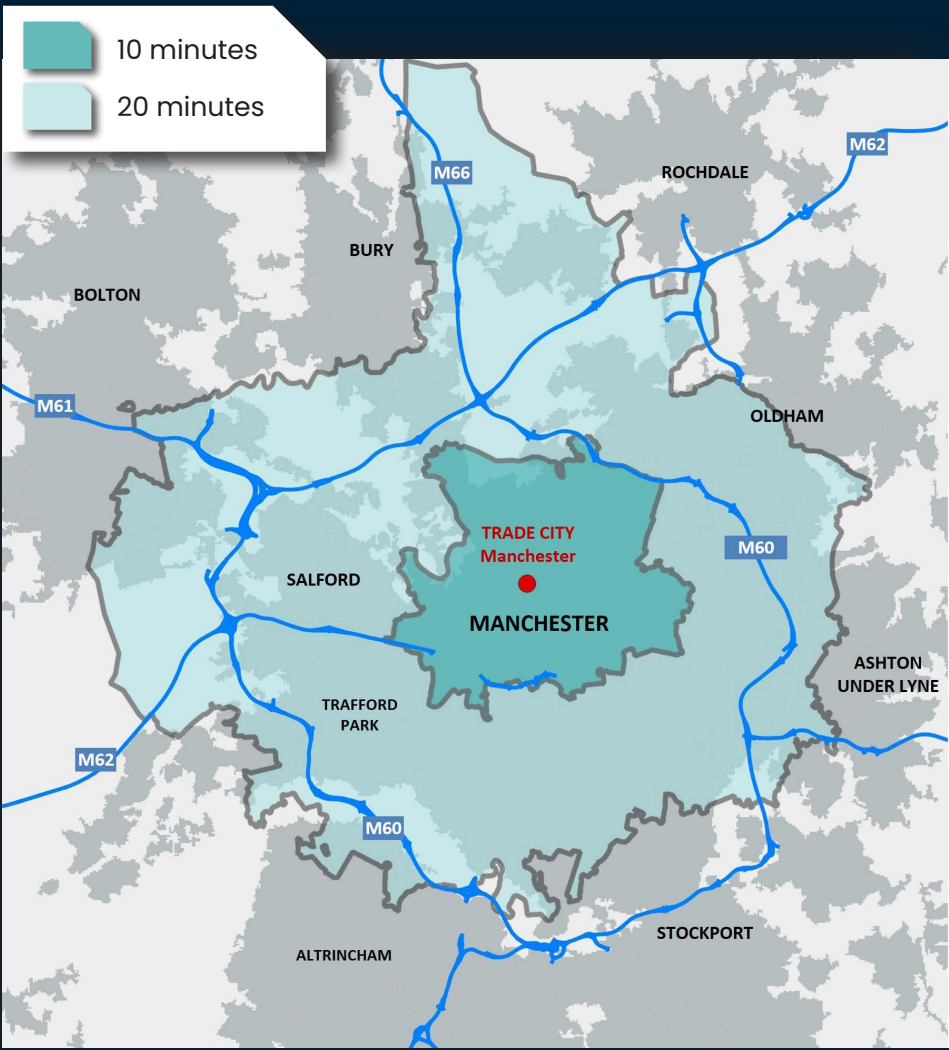


0.5 mile



Access, workforce and opportunity

 Drive time



Victoria North is set to create
15,000
NEW HOMES



Strangeways Regeneration Area
7,000
NEW HOMES



1.75 sq ft
NEW COMMERCIAL SPACE

Catchment Population / Households 2024

Trade Area	Population	Households
10 minutes	278,000	115,000
20 minutes	1,267,000	510,000

Catchment Population Growth to 2030

Trade Area	Population	Growth 2024-30%
10 minutes	293,000	5.5%
20 minutes	1,314,000	3.7%
United Kingdom		3.8%

Catchment Socio-Economic Group

Trade Area	AB	C1	Higher Earning Occupations
10 minutes	36,933	65,346	55%
20 minutes	153,488	278,971	54%

Building Materials Market

Trade Area	Private RMI* £
10 minutes	£25m
20 minutes	£142m

*Repair Maintenance Improvement



Daily traffic count
(Cheetham Hill Road)
17,029



Daily traffic count
(Queens Road)
13,705



Socio-economic group
in a 10 minute drive
55%



GVA Manchester 2023
35.8m
(11.2% YoY Growth)



Building material market
in a 20 minute drive
£142m

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



Efficient building performance



15% Warehouse and roof lights



soft landscaping



Solar PV panels



Renewable technology



Trade City Manchester occupies a prime trade and urban logistic location serving both Manchester City Centre and the Greater Manchester area.

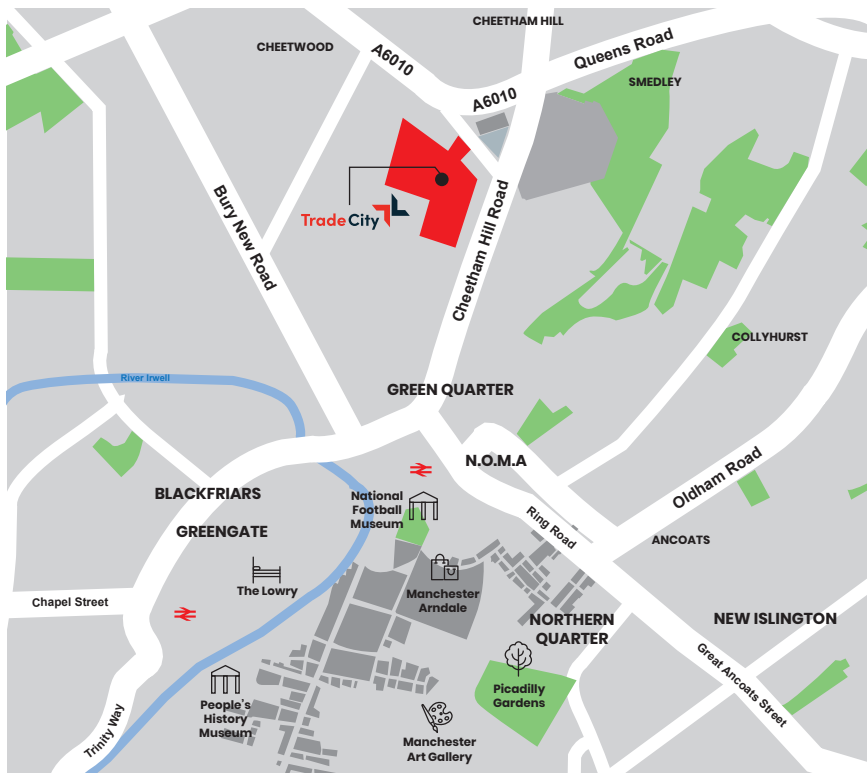
SatNav
Elizabeth Street
Cheetham Hill
Manchester
M8 8BB

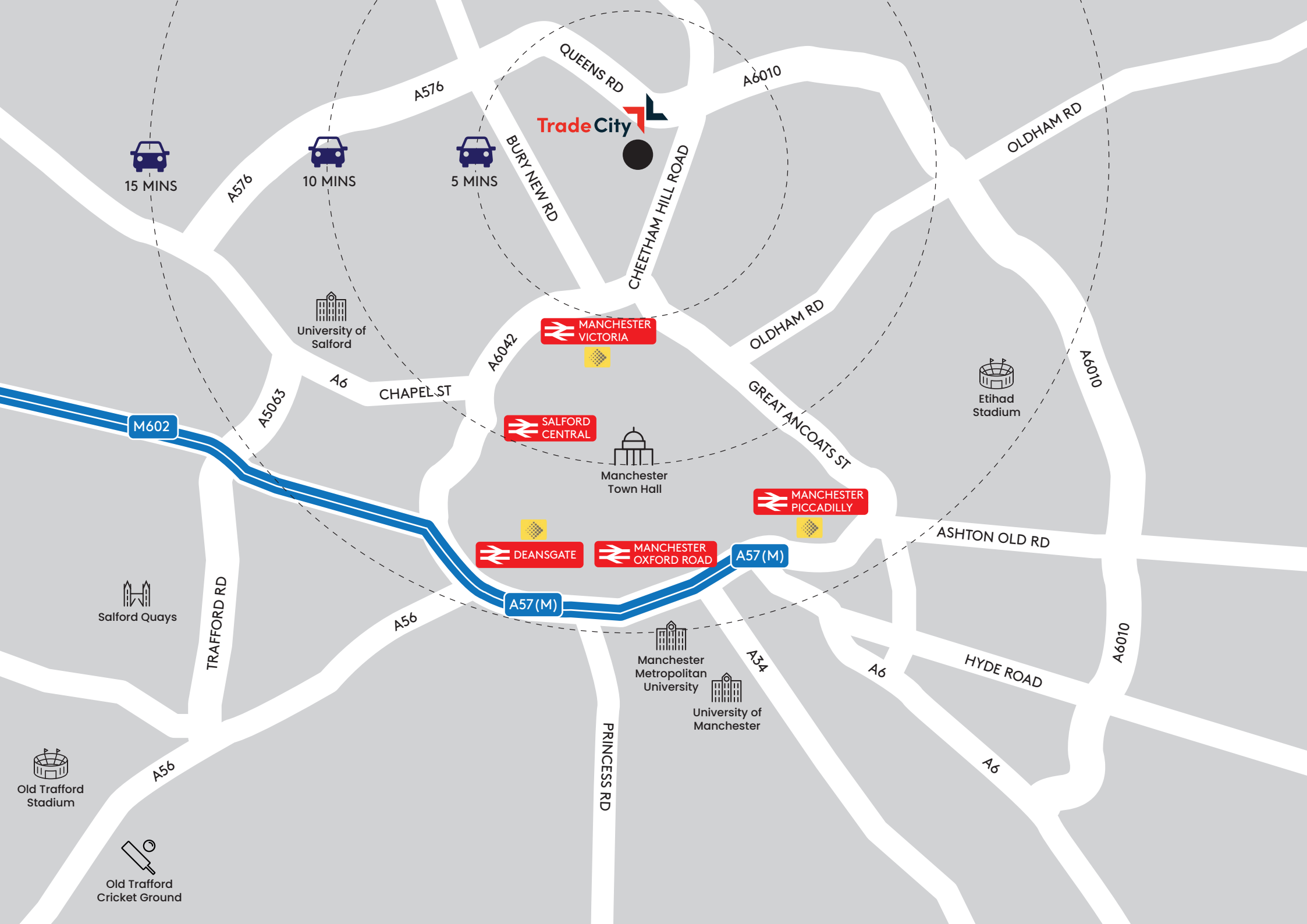
Travelling by road

- Fast access to M60 and M62
- 35 mins from Manchester Airport

Travelling by rail & Metrolink

- Manchester Victoria is only a 10 minute walk where both National Rail and Metrolink can be accessed.





Travel Distances

HGV (Drive times)

Destination	Miles	Time
Manchester Victoria	1.0 miles	6 mins
Manchester City Centre	1.5 miles	8 mins
A57(M)	2.4 miles	13 mins
M602(J3)	3.1 miles	17 mins
M60 (J19)	4.0 miles	14 mins
M62 (J19)	4.5 miles	18 mins



Ports (by HGV)

Liverpool	35.1 miles	61 mins
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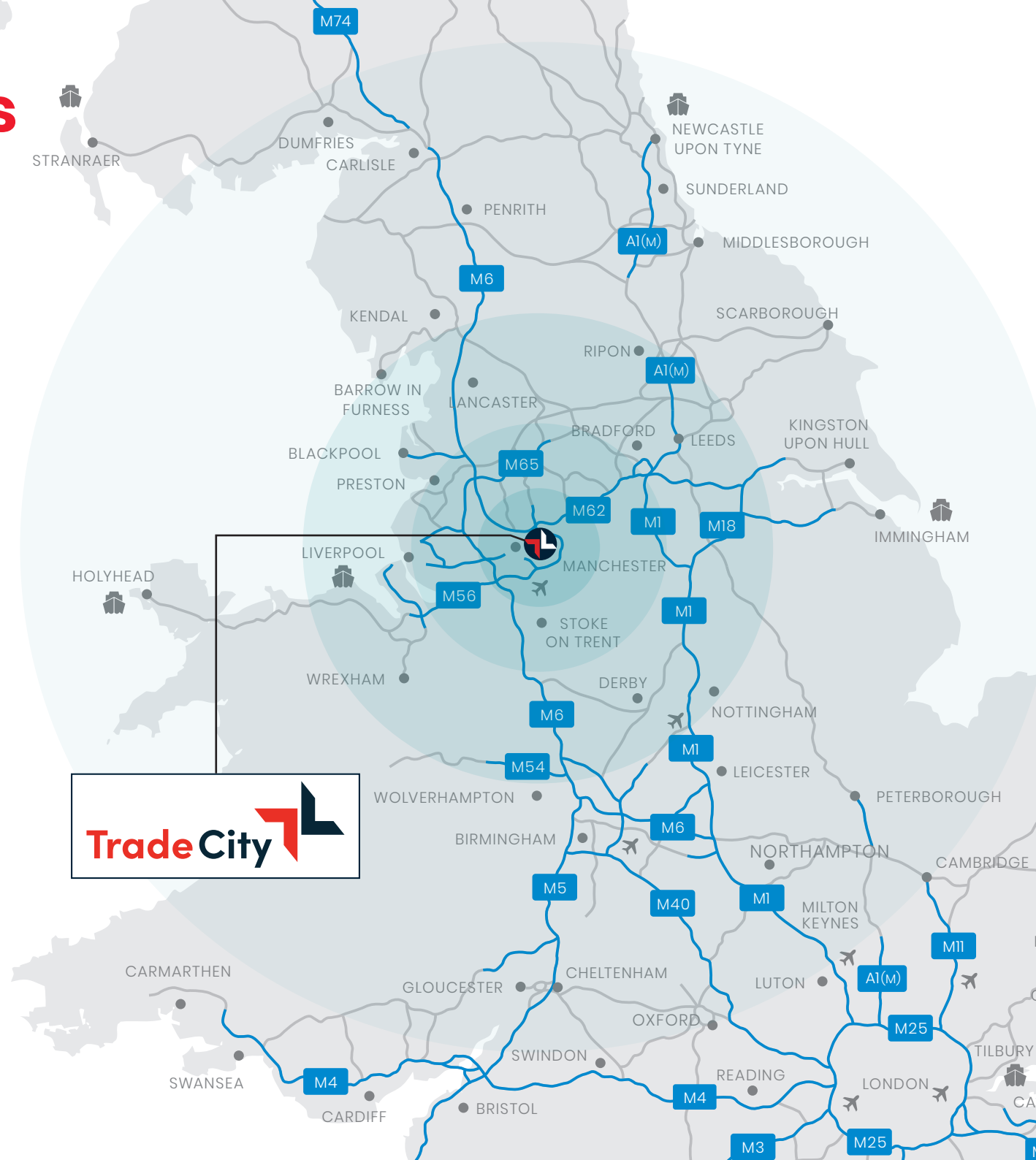
Airports (by HGV)

Manchester	10.4 miles	30 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.*





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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 (December 2025).