

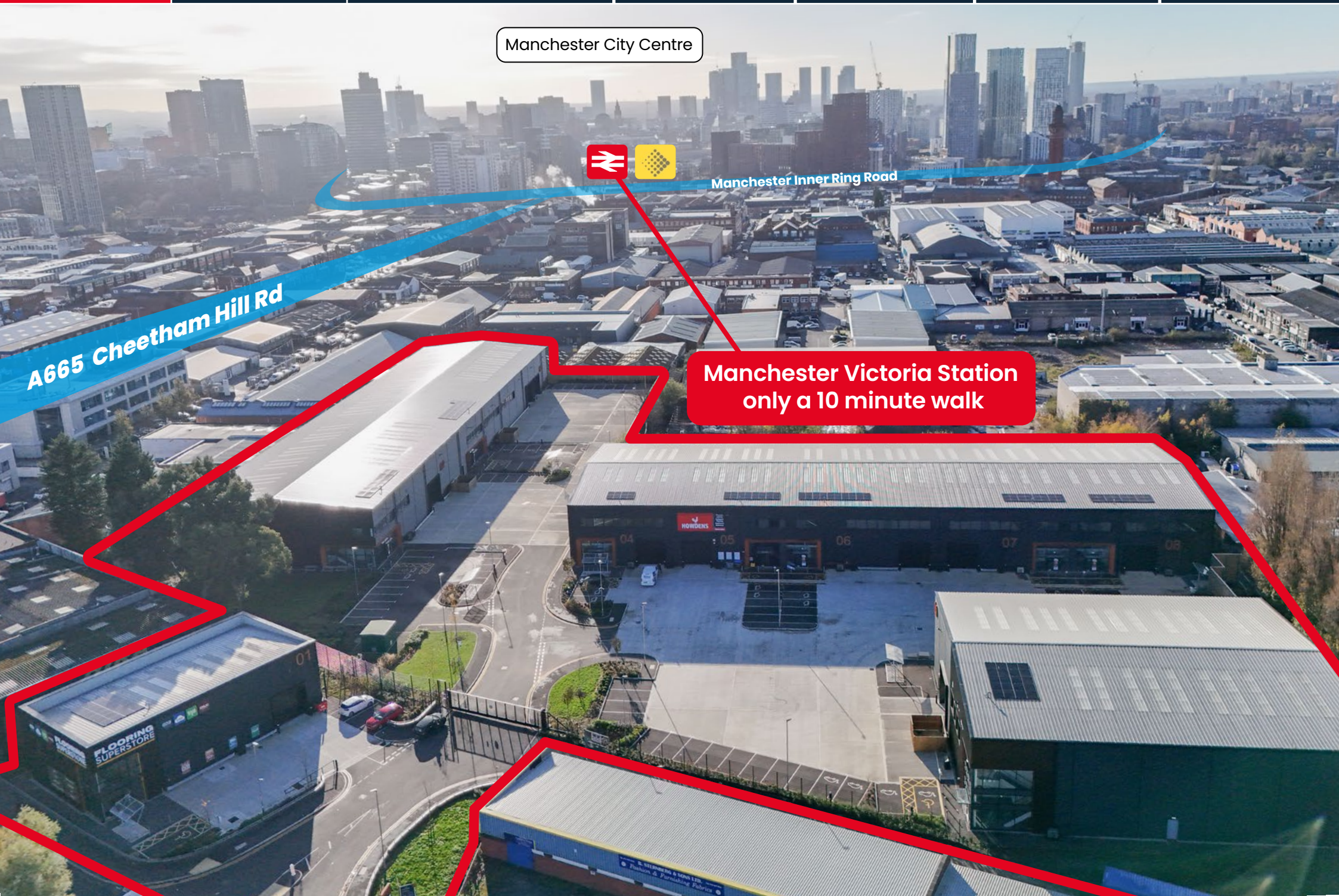

Trade City

# Trade City Manchester

**TO LET | Manchester M8 8BB**

- 6 new trade / industrial units
- Available now
- 6,699 sq ft - 39,937 sq ft

KIER


Manchester City Centre
Manchester Inner Ring Road
A665 Cheetham Hill Rd
Manchester Victoria Station
only a 10 minute walk
FLOORING SUPERSTORE
HOWDENS




# 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**



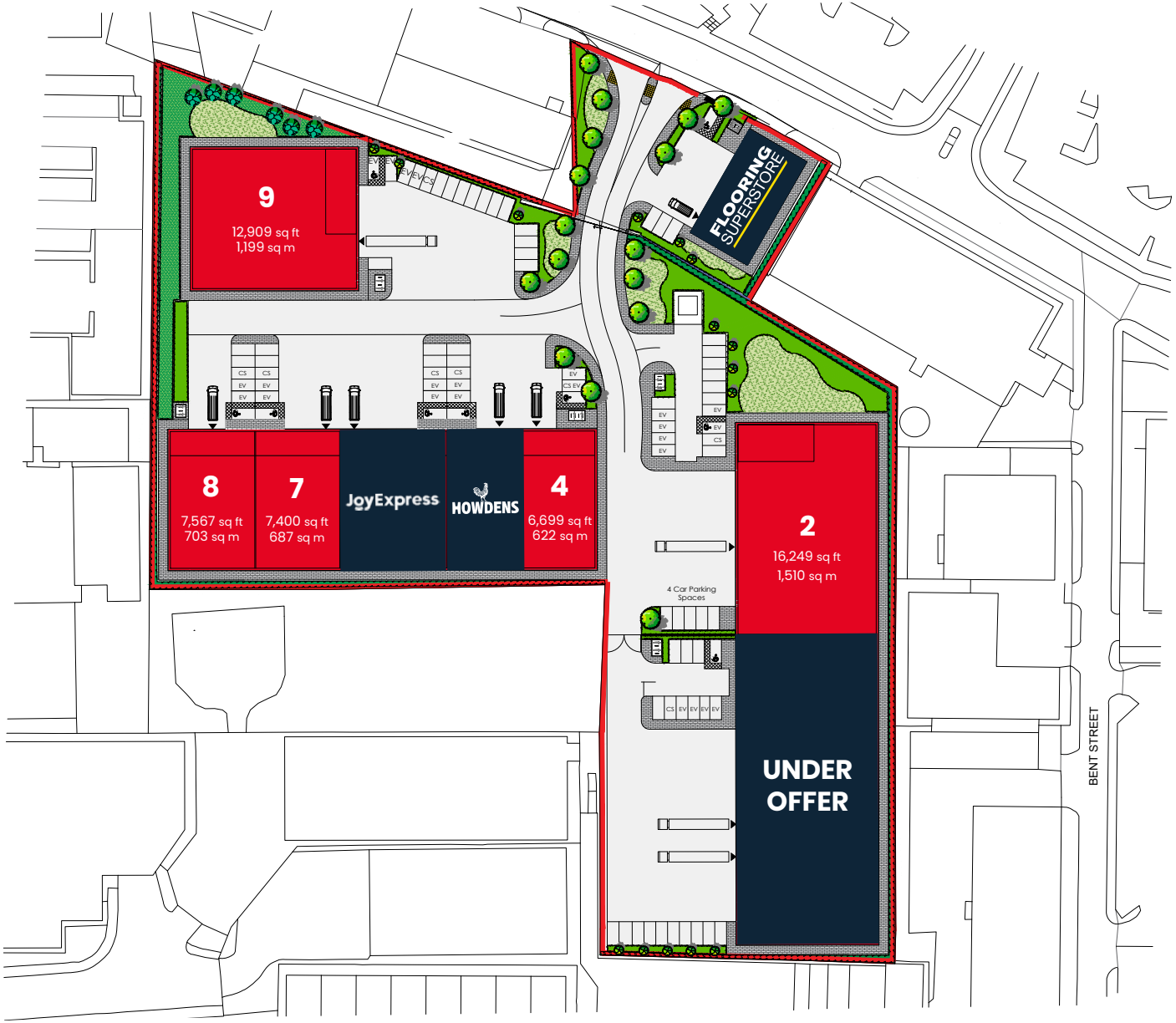
# Accommodation

Review units in more detail

Unit 1 | Unit 2 | Unit 3 | Unit 4-8 | Unit 9

| | Sq m | Sq ft |
|---|---|---|
| **Unit 1** | **LET** | **FLOORING SUPERSTORE** |
| **Unit 2** | **1,510** | **16,249** |
| Ground | 1,360 | 14,635 |
| First | 150 | 1,614 |
| **UNDER OFFER** | | |
| **Unit 4** | **622** | **6,699** |
| Ground | 480 | 5,173 |
| First | 142 | 1,527 |
| **Unit 5** | **LET** | **HOWDENS** |
| **Unit 6** | **LET** | **JoyExpress** |
| **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



# Unit 1

## LET TO
## FLOORING SUPERSTORE

- Floor loading 50kN sq m
- Electric loading doors
- 6.1m clear eaves height
- 12 metre yard
- Fibre broadband
- High quality exterior finish
- Dedicated car Parking
- Achieved EPC Rating - A
- Class B2 & B8 use




Review each unit in more detail

Unit 1 | Unit 2 | Unit 3 | Unit 4-8 | Unit 9

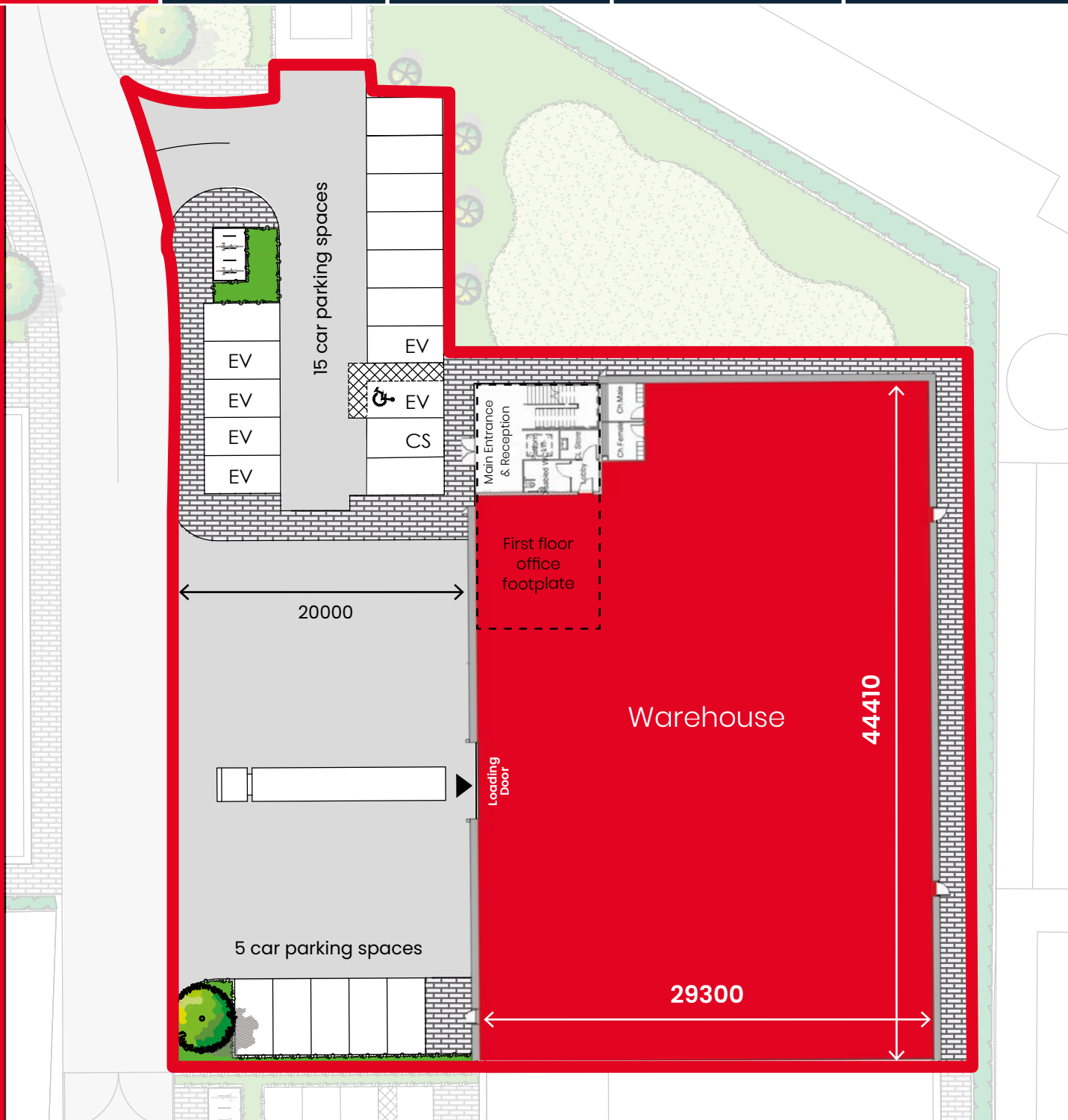
# Unit 2

| | Sq m | Sq ft |
|---|---|---|
| **Unit 2** | **1,510** | **16,249** |
| Ground | 1,360 | 14,635 |
| First | 150 | 1,614 |

- Floor loading 50kN sq m
- Electric loading doors
- 8.5m clear eaves height
- Units can be combined
- Fibre broadband
- High quality exterior finish
- 20 metre yard
- Achieved EPC Rating - A
- Class B2 & B8 use
- Dedicated car Parking
- Grade A fitted offices
- Electric vehicle charging

Review each unit in more detail

**Unit 1** | **Unit 2** | **Unit 3** | **Unit 4-8** | **Unit 9**



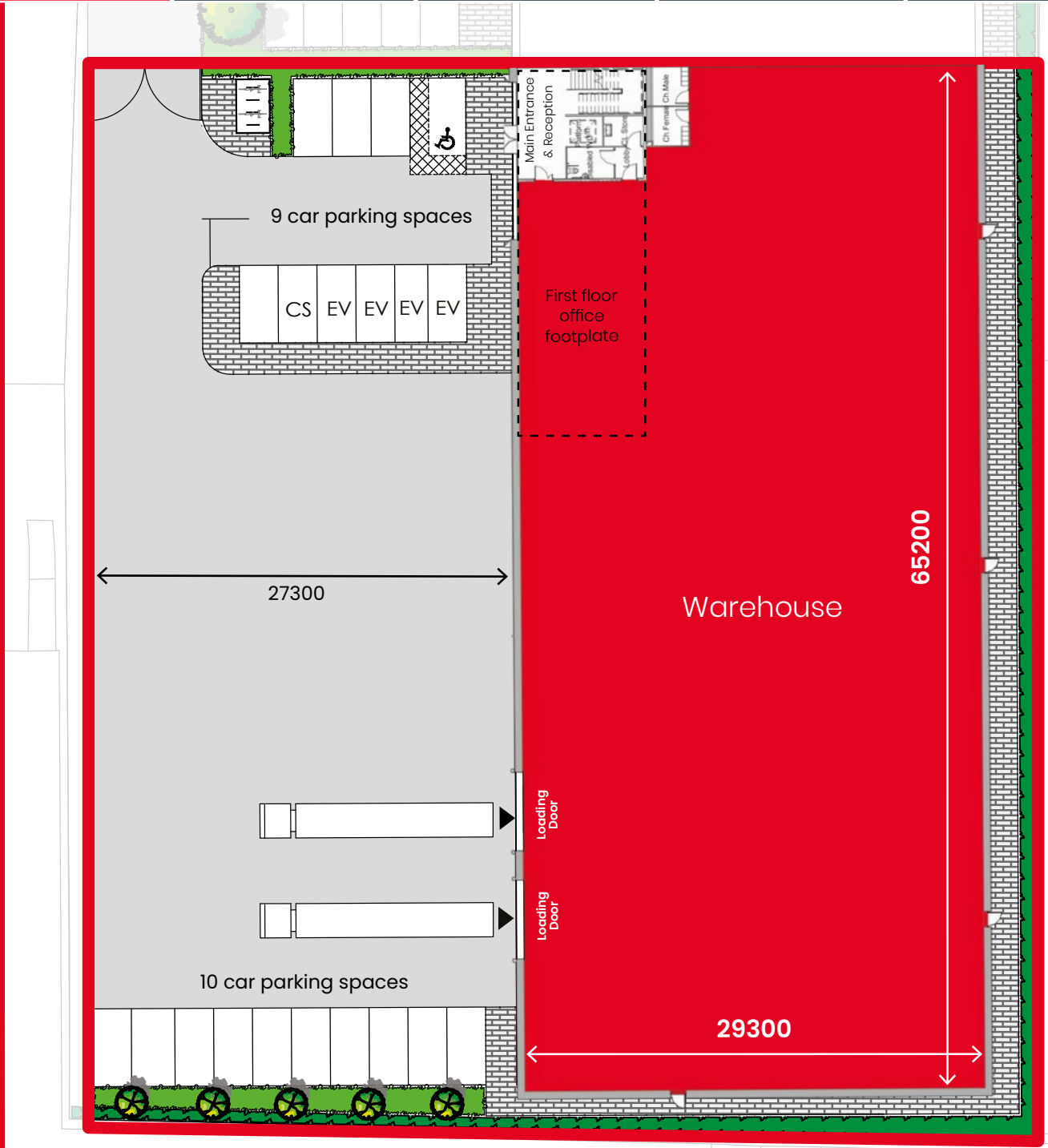
# Unit 3

| Sq m | Sq ft |
|---|---|
| UNDER OFFER | |

- Floor loading 50kN sq m
- Electric loading doors
- 8.5m clear eaves height
- Units can be combined
- Fibre broadband
- High quality exterior finish
- 27.3 metre yard
- Achieved EPC Rating - A
- Class B2 & B8 use
- Dedicated car Parking
- Grade A fitted offices
- Electric vehicle charging

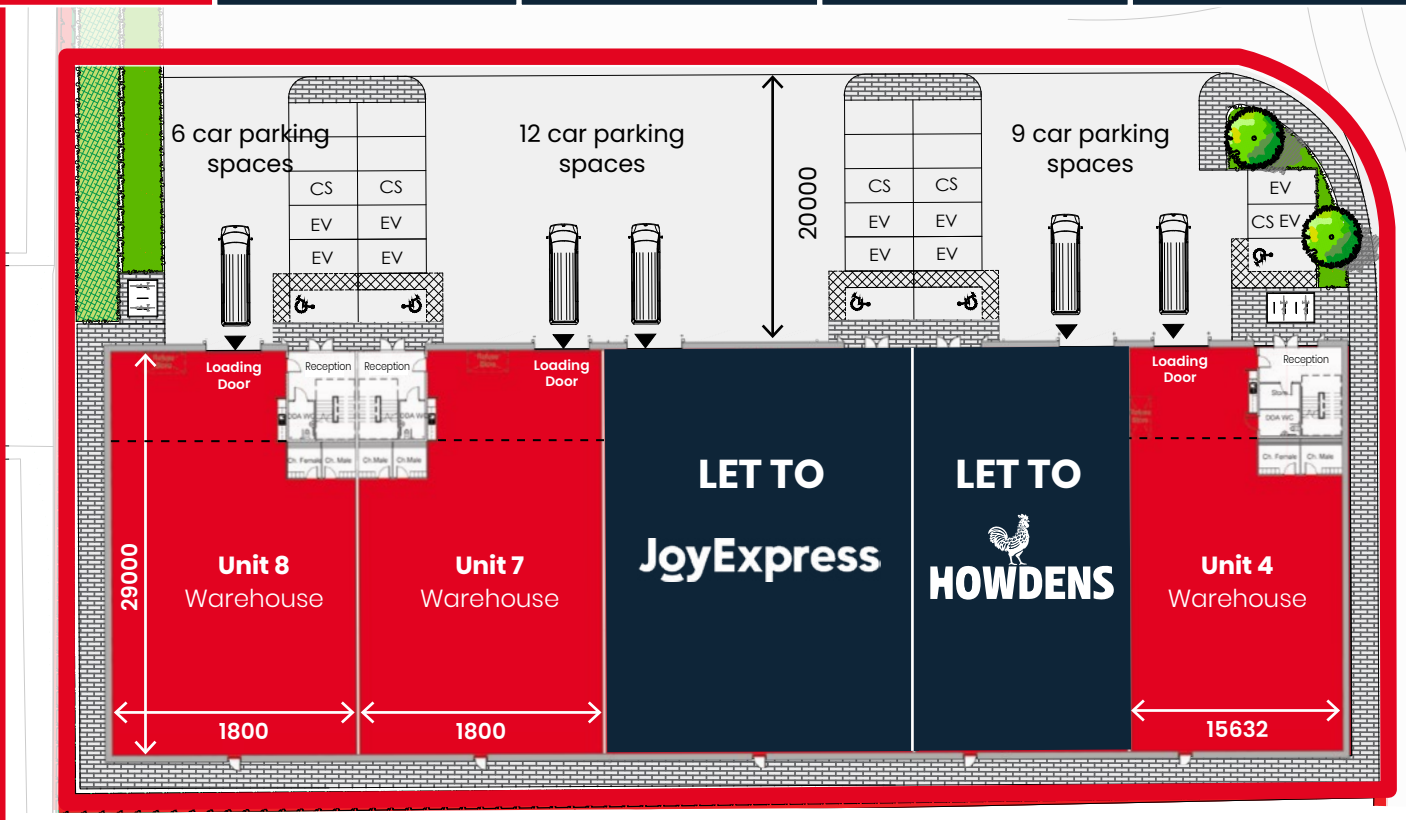
Review each unit in more detail

Unit 1 | Unit 2 | Unit 3 | Unit 4-8 | Unit 9



# Units 4-8

| | Sq m | Sq ft |
|---|---|---|
| **Unit 4** | **622** | **6,699** |
| Ground | 480 | 5,173 |
| First | 142 | 1,527 |
| **HOWDENS** | | |
| **JoyExpress** | | |
| **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 |




Floor loading 50kN sq m

Electric loading doors

8.5m clear eaves height

Achieved EPC Rating - A

Units can be combined

Fibre broadband

High quality exterior finish

Class B2 & B8 use

Mezzanine floorplate







Review each unit in more detail

Unit 1 | Unit 2 | Unit 3 | Unit 4-8 | Unit 9

# Unit 9

| | Sq m | Sq ft |
|---|---|---|
| **Unit 9** | **1,199** | **12,909** |
| Ground | 1,083 | 11,655 |
| First | 116 | 1,254 |

Floor loading 50kN sq m

Electric loading doors

8.5m clear eaves height

Units can be combined

Fibre broadband

High quality exterior finish

33 metre yard

Achieved EPC Rating - A

Class B2 & B8 use

Dedicated car Parking

Grade A fitted offices

Electric vehicle charging







Review each unit in more detail

**Unit 1** | **Unit 2** | **Unit 3** | **Unit 4-8** | **Unit 9**

# 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



Image: Trade City Manchester

## Grade A offices

**With comfort cooling as standard**



Image: Trade City Manchester

## Terms

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



# Built for your business

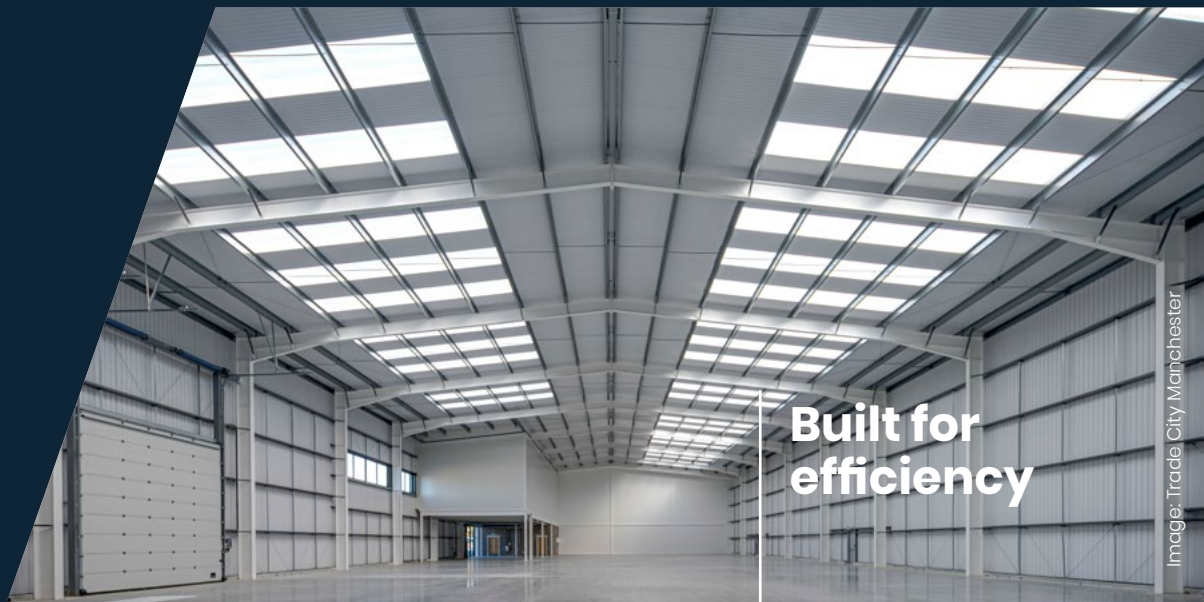
# Environment

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
- 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

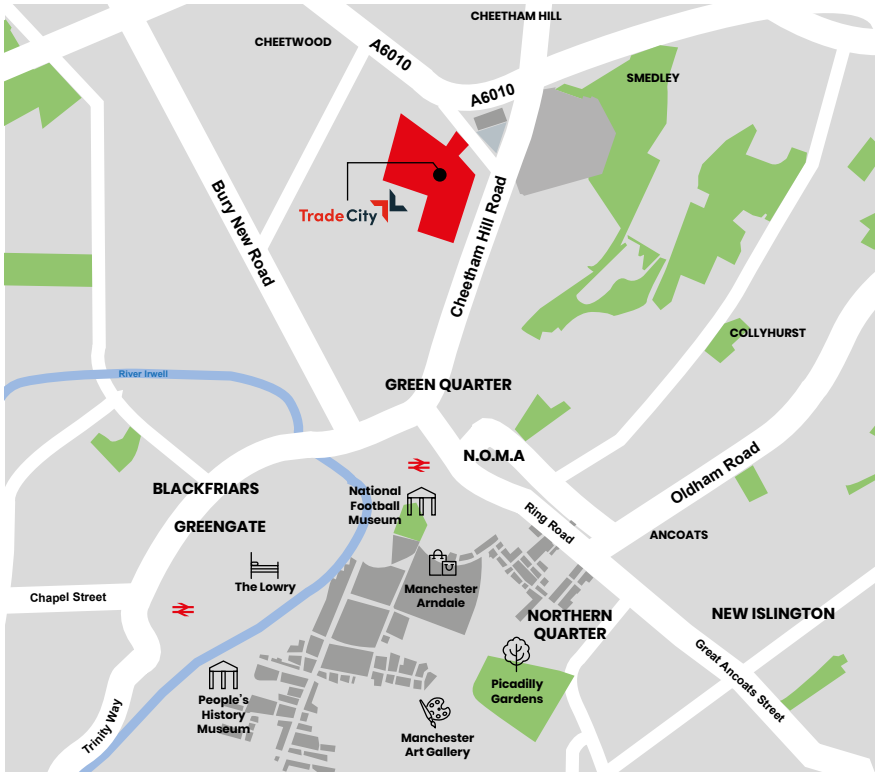
**Elizabeth Street**
**Cheetham Hill**
**Manchester**
**M8 8BB**

### Travelling by road

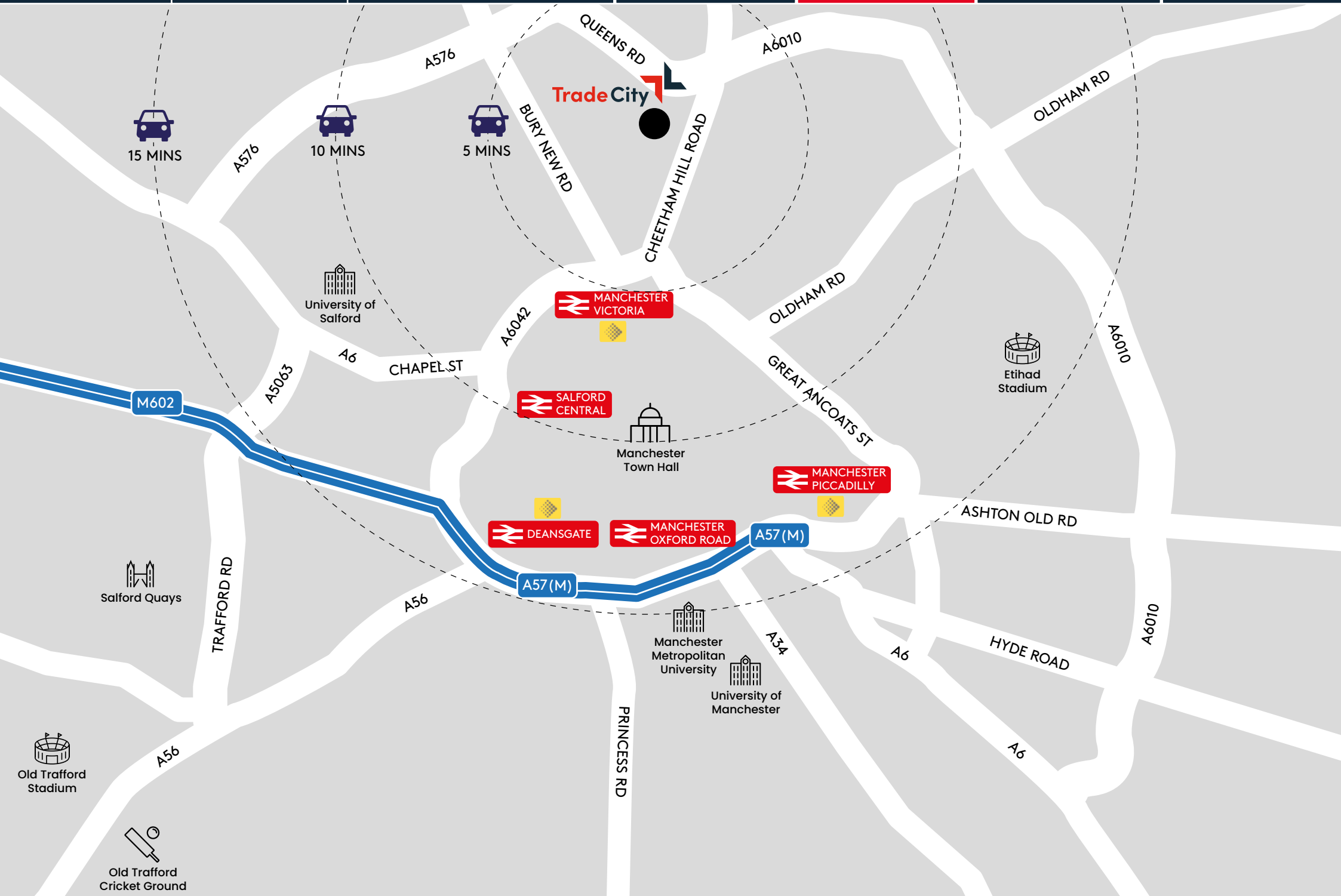
- Fast access to M60 and M62
- 35 mins from Manchester Airport

### Travelling by rail & Metrolink

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







Trade City
15 MINS
10 MINS
5 MINS
QUEENS RD
A576
A6010
BURY NEW RD
CHEETHAM HILL ROAD
OLDHAM RD
University of Salford
MANCHESTER VICTORIA
A6042
A6
CHAPEL ST
A5063
M602
SALFORD CENTRAL
Manchester Town Hall
GREAT ANCOATS ST
Etihad Stadium
MANCHESTER PICCADILLY
ASHTON OLD RD
DEANSGATE
MANCHESTER OXFORD ROAD
A57(M)
Salford Quays
TRAFFORD RD
A56
Manchester Metropolitan University
University of Manchester
A34
HYDE ROAD
PRINCESS RD
Old Trafford Stadium
Old Trafford Cricket Ground

# 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 |

**Airports** (by HGV)

| | | |
|---|---|---|
| Manchester | 10.4 miles | 30 mins |



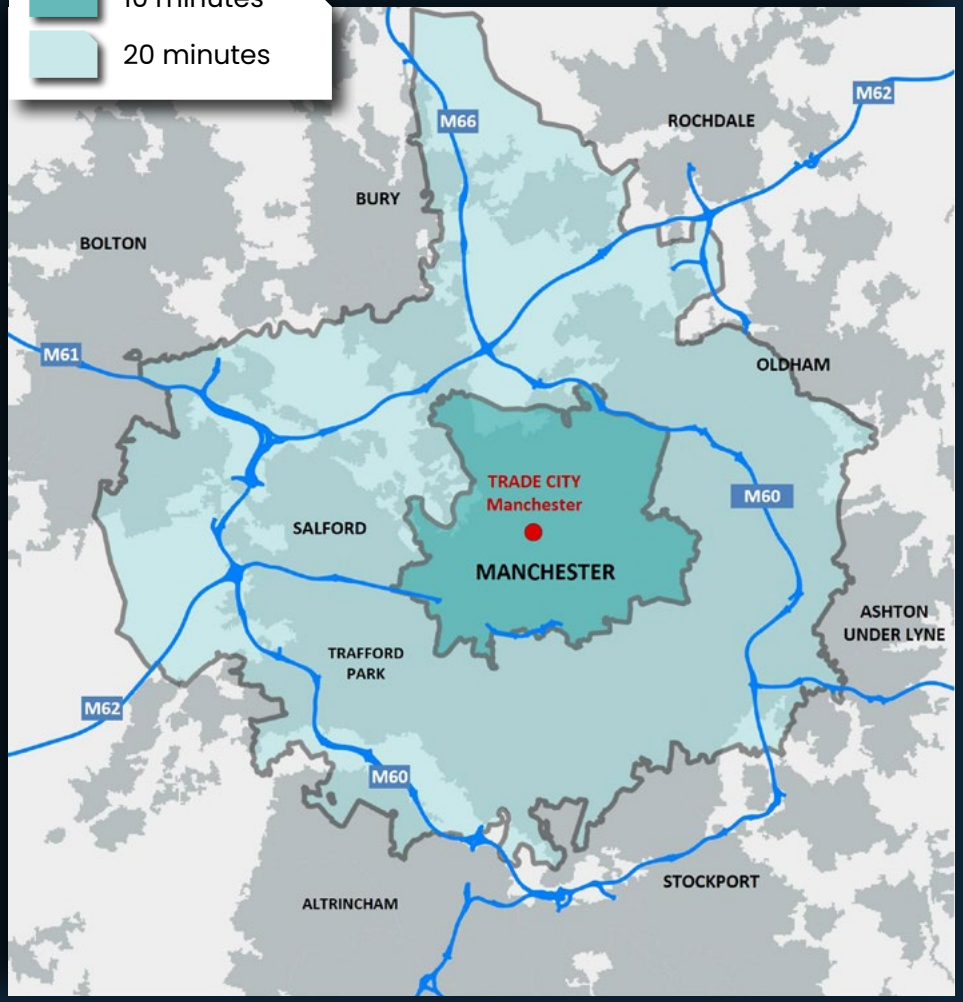

**HGV** drive times

- 30 mins
- 1 hour
- 2 hours
- 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.*

# 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**

Proportion of higher earning occupations within 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**

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. October 2026.

Trade City
tradeandlogistics.co.uk

Investec

KIER
A Kier Property development