

UrbanX

Manchester M16 9SD

To let

2 new urban logistics units

22,798 - 52,969 sq ft

Chancerygate

Strategic locations.
Sustainable buildings.

UrbanX offers occupiers an unrivalled strategic position being situated within 1 mile of Manchester City Centre, less then 1 mile from Trafford Park and within a short walk of Cornbrook or Trafford Bar Tram Station. Access is just off Bridgewater Way (A56), a major arterial route into Manchester City Centre.





Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	19,946	2,852	**22,798**
2	26,340	3,832	**30,171**
		Total	**52,969**

Industrial/warehouse
22,798 - 52,969 sq ft

Best in class high profile urban logistics and industrial units with fully fitted first floor offices, targeting market leading ESG credentials. All units feature comfort cooling/heating to the office space, shower and kitchenette facilities.

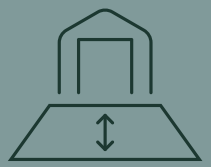
Available Q1 2027


50kN sq m floor loading


10m minimum clear internal height


Ability to combine units


Electric loading doors


Generous yard depths

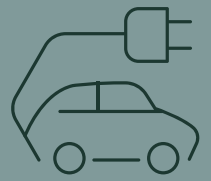

Comfort cooling/ heating


Lift to office space in all units


Private gated yard unit 2


Fitted reception


Fitted first floor offices


EV charging


Air source heat pumps


Photovoltaic panels


Secure industrial park

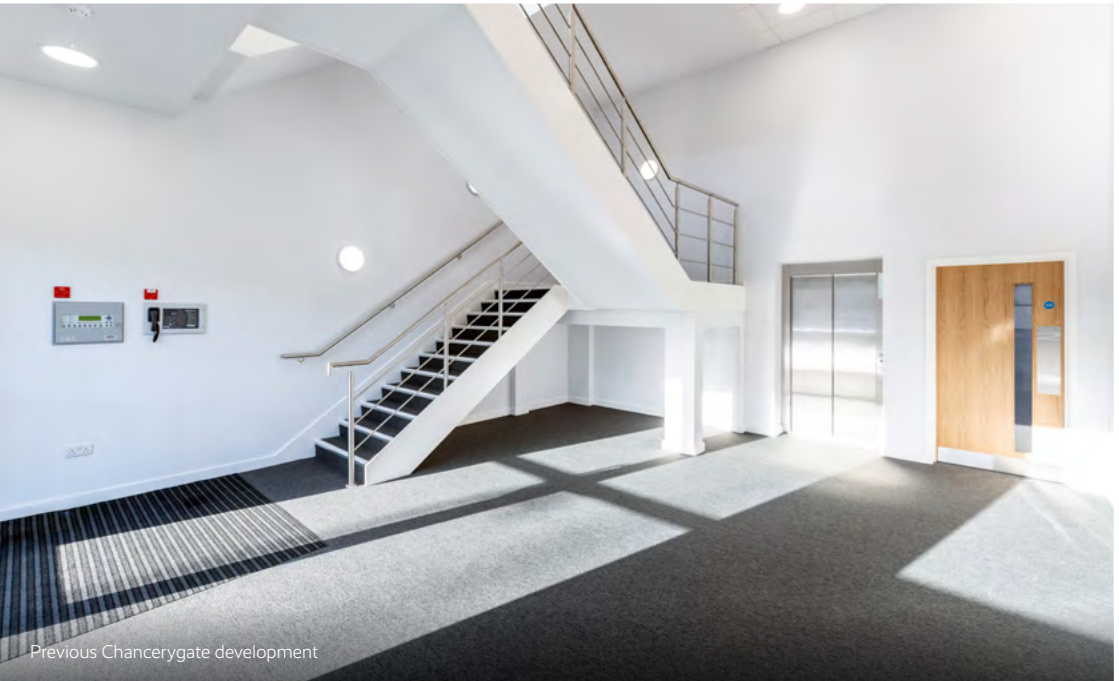

24/7 access available


Generous parking facilities


2



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development




2
1



Sustainable approach.
Positive impact.

Previous Chancerygate development

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at UrbanX include:

- Solar PV panels on all units
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- HVAC to office areas via Air Source Heat Pump
- Targeting BREEAM ‘Excellent’
- Targeting EPC A+

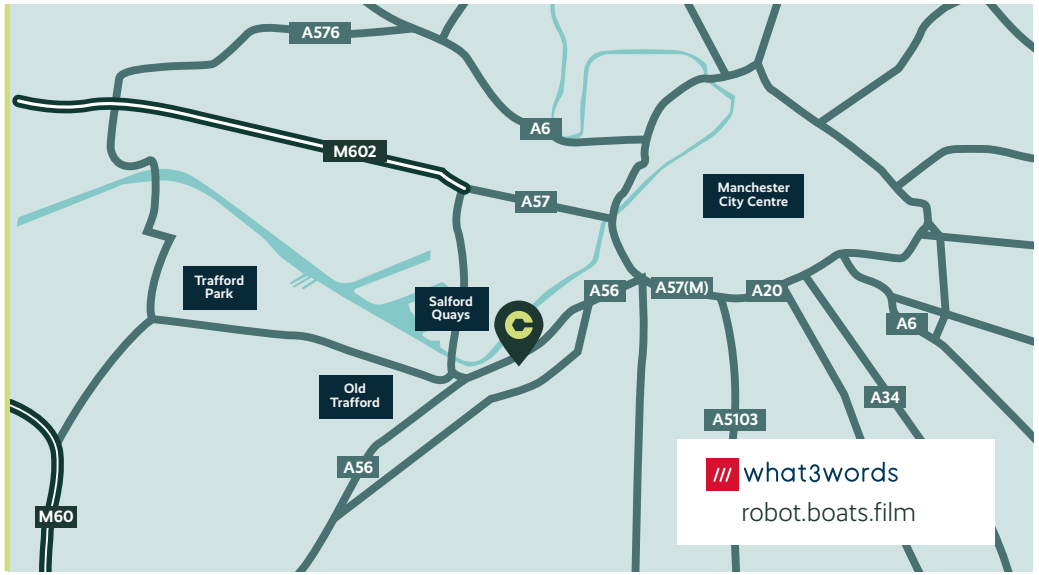
*Savings of up to £0.72 per sq ft per annum through use of PVs

based on using current energy prices as of July 2025 and assuming 100% PV generation is used on site.



Right spaces.
Right places.

32 Brindley Road, Old Trafford, Stretford, Manchester M16 9SD



Road	Distance (miles)
M60	2.8
M62	6
M6	15

Town	
Manchester City Centre	3
Warrington	19
Liverpool	33
Birmingham	87

Airport	Distance (miles)
Manchester Airport	9.3
Liverpool John Lennon Airport	32

Rail	
Cornbrook Tram Station	0.3
Trafford Bar Tram Station	0.5
Manchester Piccadilly	0.6
Manchester Victoria	2.2

urbanxmanchester.co.uk

Contact agents to find out more

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. March 2026 | 252042.03/26

Chancerygate

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