



INDUSTRIAL / WAREHOUSE UNIT

17,131 SQ FT ON LARGE SELF-CONTAINED SITE

TO LET

PACIFIC WAY
M50 1DL
SALFORD, MANCHESTER



TO BE
REFURBISHED



MANCHESTER
CITY CENTRE
10 MINS

MEDIA CITY

2 MINS



M602
MOTORWAY
1.5 MILES



MANCHESTER
AIRPORT
10 MILES



INDUSTRIAL UNIT TO LET

17,131 SQ FT ON CIRCA 1.07 ACRES

M602

MANCHESTER CITY CENTRE

MEDIACITYUK

MUFC
(OLD TRAFFORD)

TRAFFORD PARK



DANIEL ADAMSON RD

BROADWAY

PACIFIC WAY

Manchester Ship Canal

UNIT 5 PACIFIC WAY M50 1DL

STRATEGIC LOCATION

THE PROPERTY IS SITUATED IN AN EXCELLENT LOCATION CLOSE MEDIACITYUK AND TRAFFORD PARK (THE NORTH WEST'S PRIME INDUSTRIAL LOCATION) AND WITHIN JUST A SHORT DISTANCE FROM MANCHESTER CITY CENTRE.

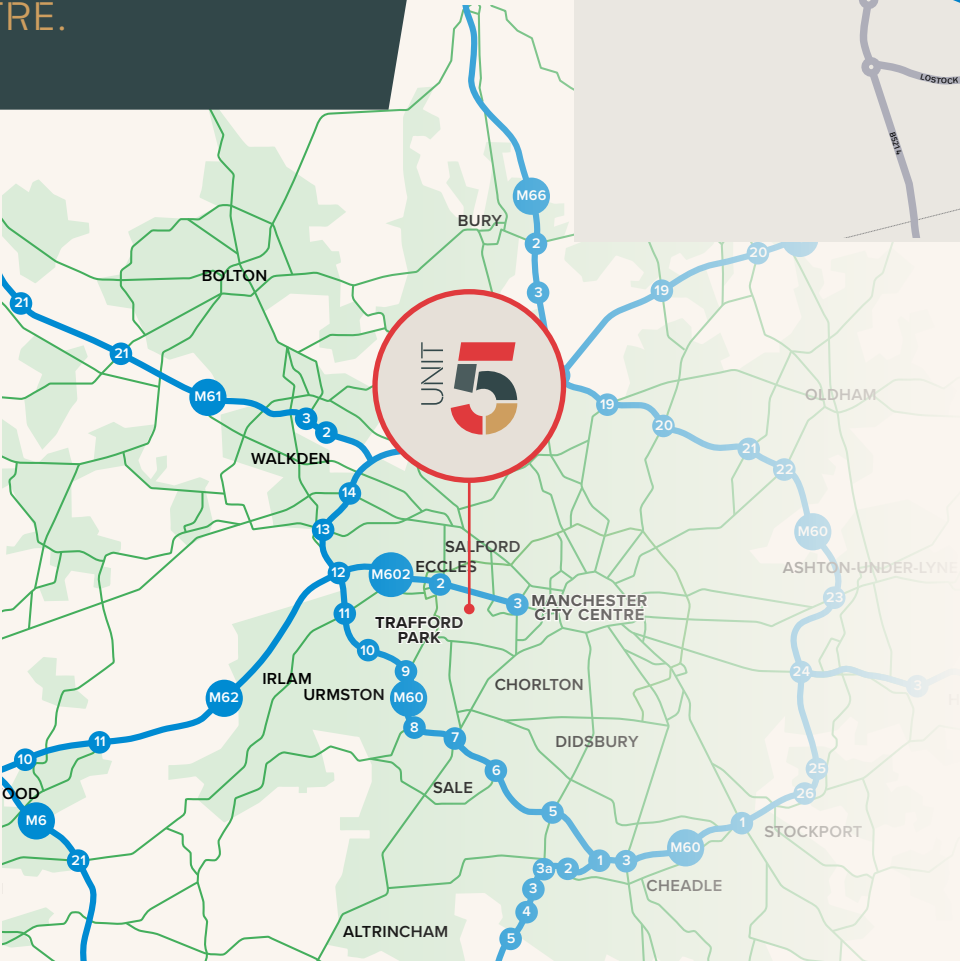
The property is accessed via Pacific Way with excellent onward links to the M60 and M602 motorways.

Liverpool is located approximately 30 miles west and Leeds is around 45 miles north east.

Eccles Railway Station is situated less than a mile to the north west of the property. Manchester Airport is located approximately 7.5 miles to the south.



UNIT 5 PACIFIC WAY M50 1DL



M 602

IMMEDIATE
MOTORWAY ACCESS
AT J11 OF THE M60
LEADING TO M62/ M602

M602 (J2)	1.3 miles	4 min
M60 (J11)	3.3 miles	7 min
M61	5.7 miles	17 mins
M62	8.2 miles	23 mins
M6	12 miles	23 mins



DRIVE TIMES

Manchester	3 miles	12 mins
Bolton	10 miles	20 mins
Warrington	16 miles	30 mins
Liverpool	30 miles	55 mins
Leeds	45 miles	1hr 0 mins
Birmingham	90 miles	2hr 10 mins
London	202 miles	4hrs 10 mins



PORT
PORT OF
LIVERPOOL: 35 MILES



AIRPORTS
MANCHESTER: 10 MILES
LIVERPOOL
JOHN LENNON: 28 MILES



TRAFFORD PARK

ONE OF THE LARGEST INDUSTRIAL PARKS IN EUROPE & HOME TO LEADING OCCUPIERS

UNIT 5 PACIFIC WAY M50 1DL



TRAFFORD PARK

TRAFFORD PARK: THE NORTH WEST'S PRIME INDUSTRIAL & LOGISTICS LOCATION

WITHIN A 60 MINUTE DRIVE TIME:

TOTAL POPULATION OF **7.6 MILLION** PEOPLE



3.78 MILLION PEOPLE ECONOMICALLY ACTIVE

AVERAGE WAGES



27% LOWER



THAN LONDON



4 UNIVERSITIES WITHIN THE LOCAL CATCHMENT AREA

UNEMPLOYMENT **RATE 2.7%** (GB 2.4%)

YOU'RE IN GOOD COMPANY

Sainsbury's

L'ORÉAL

TESLA

GXO

amazon

adidas

Kellogg's



FANTASTIC TRANSPORT CONNECTIONS

HOME TO THE **LARGEST INLAND FREIGHT TERMINAL** IN THE NORTH WEST



120K BUSINESSES LOCATED WITHIN 30 MIN DRIVE TIME



9 MILLION SQ M OF BUSINESS SPACE



SPECIFICATION

THE BUILDING COMPRISES A MODERN WAREHOUSE/ INDUSTRIAL UNIT, ON A LARGE SELF-CONTAINED AND FENCED YARD.

The unit will undergo a full refurbishment and benefits from;



NEW CERTIFICATION AND
SERVICING THROUGHOUT



FULL GROUND AND FIRST FLOOR
OFFICE DECORATION



NEW DOUBLE
GLAZED WINDOWS



EAVES HEIGHT
OF 5 METRES



MODERN STEEL PORTAL
FRAME WAREHOUSE



1 X LEVEL ACCESS
LOADING DOOR



SOLID CONCRETE
FLOOR



OFFICE ACCOMMODATION
Arranged over ground & first floor



SECURE &
SELF-CONTAINED SITE

UNIT 5 PACIFIC WAY M50 1DL



FLOOR AREA

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice. The floor areas are provided below.

Accommodation	Sq M	Sq Ft
Ground (warehouse)	851.43	9,165
Ground (ancillary)	404.79	4,357
First (office/showroom)	335.26	3,609
TOTAL	1,591.48	17,131

Site area c.1.07 acres



FURTHER INFORMATION

TERMS

The unit is available by way of new Full Repairing and Insuring Lease on terms to be agreed.

RENT

On application.

RATES & SERVICE CHARGE

Tenants will be responsible for payment of business rates.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is available upon request.



PACIFIC WAY
M50 1DL

SALFORD, MANCHESTER

CONTACT

WILL KENYON

M 07802 869279
DD 01925 320 520
E will@b8re.com



HENRY FARR

M 07780 225 329
DD 0161 455 7666
E henry.farr@cbre.com

CBRE

+44 (0)161 455 7666
www.cbre.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. March 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk



PEEL WATERS
WATERSIDE REGENERATION