



# Trade City Manchester

**TO LET** | Manchester M8 8BB

- 9 new trade / industrial units
- 3,765 sq ft – 23,671 sq ft





**A highly prominent position**

The scheme is situated in a highly prominent position off Elizabeth Street near to the corner of Cheetham Hill Road (A665) in Manchester, less than half a mile from Manchester City Centre and with immediate access to the inner city Ring Road.



# Manchester Victoria only a 10 minute walk

Manchester Victoria station and Victoria tram stop are within close proximity to the scheme providing excellent public transport links within Greater Manchester and further afield to the region.





B&Q

ASDA  
LIVING

Argos

TRESPASS

Tikmax

halfords

currys



Boots

NEXT

Clarks

M&S  
SIMPLY  
FOOD

PUREGYM

SUBWAY

GREGGS

Nando's

NEW  
LOOK

NIKE

JD



SPORTS  
DIRECT.COM

bm

EVANS  
CYCLES

The scheme is in close proximity to Manchester Fort Shopping Park, which attracts millions of visitors per year and is home to a number of well-known brands such as Next, B&Q, M&S Food, Argos, & Boots to name a few. The City Centre's extensive retail and leisure offerings are also a 10 minute walk away.

# Accommodation

	Sq m	Sq ft
<b>Unit 1</b>	<b>350</b>	<b>3,765</b>
<b>Unit 2</b>	<b>1,510</b>	<b>16,249</b>
Ground	1,360	14,635
First	150	1,614
<b>Unit 3</b>	<b>2,199</b>	<b>23,672</b>
Ground	1,988	21,403
First	211	2,269
<b>Unit 4</b>	<b>624</b>	<b>6,714</b>
Ground	481	5,173
First	143	1,541
<b>Unit 5</b>	<b>605</b>	<b>6,509</b>
Ground	471	5,068
First	134	1,441
<b>Unit 6</b>	<b>859</b>	<b>9,249</b>
Ground	677	7,289
First	182	1,960
<b>Unit 7</b>	<b>688</b>	<b>7,404</b>
Ground	538	5,792
First	150	1,612
<b>Unit 8</b>	<b>704</b>	<b>7,575</b>
Ground	551	5,931
First	153	1,644
<b>Unit 9</b>	<b>1,199</b>	<b>12,909</b>
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



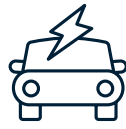
Renewable  
technology



Target EPC  
Rating - A



Solar PV  
panels



Electric vehicle  
charging



Secure gated  
estate



Enhanced  
cladding and  
insulation



Future Proof

## 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



Image: Trade City Luton

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

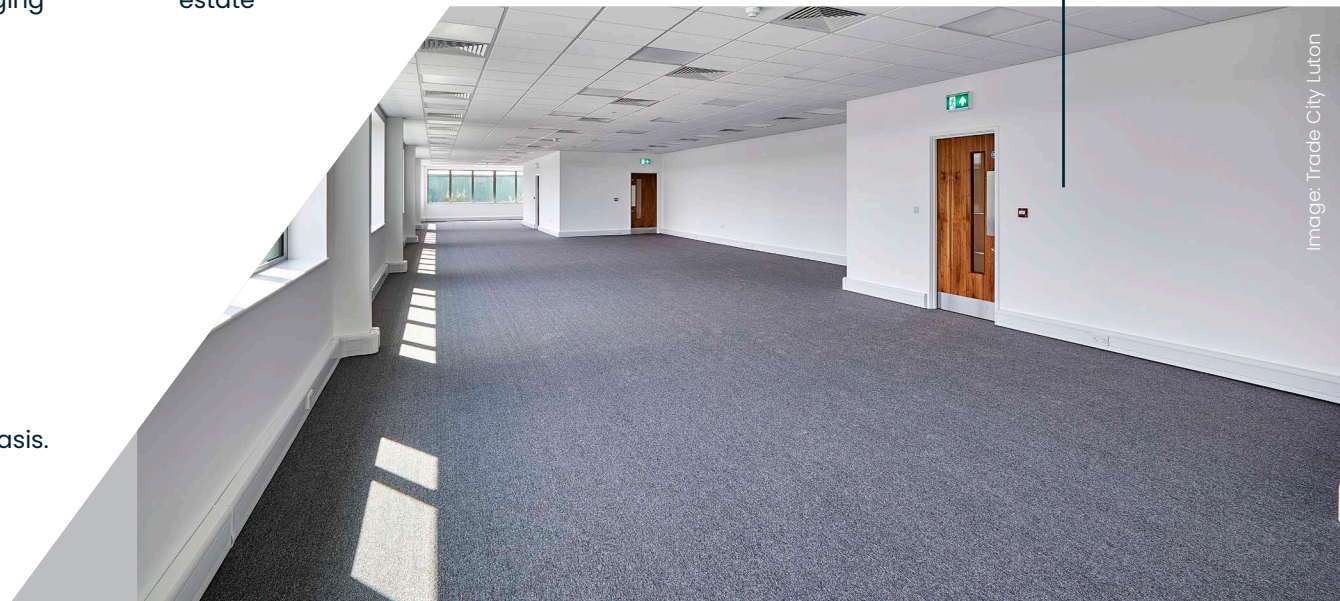


Image: Trade City Luton



# High quality trade and industrial units



# 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-costs for the user.



Target BREEAM rating Excellent



Cycle storage



Electric vehicle charging



Energy efficient LED lighting



Target 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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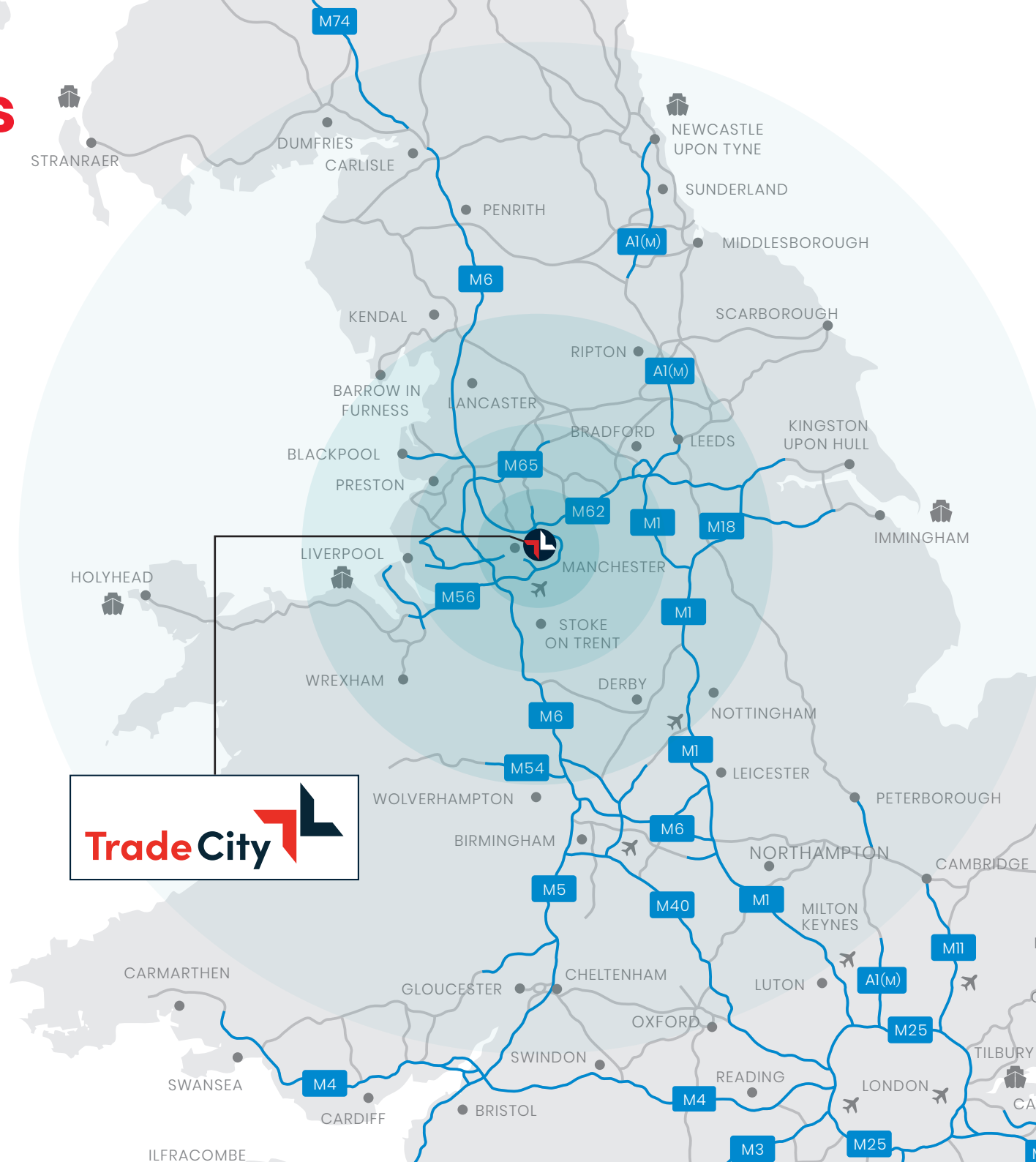
## Airports (by HGV)

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.



# Agents



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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 (May 2024).