

**TO LET / MAY SELL**  
Land for Open Storage / Commercial Uses

**Thomas St.**  
Stretford, Manchester M32 0JT



Thomas Street



**0.48 – 7.09 acres**  
(0.19 – 2.87 hectares)



Leasehold open storage opportunity extending to circa **7.09 acres** (2.87 hectares)  
**The site can be split into 4 parcels** as detailed below...

**Parcel D**  
4.56 Acres  
(c1.85 Hectares)

**Parcel C**  
1.21 Acres  
(c0.49 Hectares)

**Parcel B**  
0.84 Acres  
(c0.34 Hectares)

**Parcel A**  
0.48 Acres  
(c0.19 Hectares)

**Attractive location** adjacent to the Bridgewater Canal, close to Old Trafford Football and Cricket Grounds.

**Circa 2 miles from the M60 and Trafford Park Industrial Estate** and less than **half a mile from the A56 and Trafford Park Train Station**, offering direct connections to both Manchester and Liverpool.

# Thomas St.

Stretford, Manchester M32 0JT



Manchester City Centre

## Description



Salford Quays/Media City

Manchester United F.C.

Old Trafford  
Cricket Ground

Manchester International  
Freight Terminal

Chester Road A56

The Property is a former RAC call centre and national grid gas holder, now extending to approximately **7.09 acres (2.87 hectares)** of lettable open storage land. The site benefits from frontage to both the Bridgewater Canal to the west and Thomas Street to the east.

The site is mostly level and benefits from a concrete and tarmac surface, with parcels being able to be marked with secure palisade fencing. Each parcel benefits from power, water, drainage and secure site. The landlord is in the process of upgrading the site by improving the surfacing and fencing, and deploying improved services to create a premium open storage offering.

**Plots are available from 0.48 acres.**



# Thomas St.

Stretford, Manchester M32 0JT



## Location



The Property lies within Trafford, a metropolitan borough of Greater Manchester. It is circa 3.5 miles south east of Manchester City Centre, as well as circa 2 miles south of Salford Quays and Trafford Park Industrial Estate, with Manchester International Airport circa 8 miles to the south.

To the north of the Property is the Longford Trading Estate, with the former RAC building to the south. To the west of the Property is the Bridgewater Canal, beyond which is Stretford Marina and residential flats and houses. To the east of the Property is Thomas Street, beyond which is predominantly 2 storey terraced housing.

is approximately 4 miles to the north east of the Property which offers direct connections to Liverpool (40 minutes), London (just over 2 hours), Leeds (1 hour), Edinburgh (3 hours 15 minutes) and Birmingham (1 hour 30 minutes).

Thomas Street connects with the A56 to the south, which is a major arterial road connecting with the M60 to the south west and the A57 (M) to the north east. The nearest train station is Trafford Park less than 0.5 mile to the west, which offers direct connections to Manchester and Liverpool. Manchester Piccadilly Train Station

Stretford Tram Stop, Stretford Mall and Old Trafford Football and Cricket Grounds are all less than 1 mile from the Property. Planning permission for the redevelopment of Stretford Mall has been granted, including a new market hall, the refurbishment of the multi-storey car park, and the creation of a public square, with completion of phase 1 of the work expected in summer 2024.



## Drive Times

Manchester City Centre	5 mins
M602 Motorway	5 mins
M60 Motorway	8 mins
Liverpool	50 mins
Manchester Airport	18 mins
Leeds	1 hr 5 mins
Birmingham	1 hr 50 mins



**Thomas St.**  
Stratford, Manchester, M32 0JT



Further Information 

## Terms

The site is available To Let as a whole or as parcels of land for a term to be agreed.

## Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

## Vat

Vat will be payable on any transaction at the prevailing rate.

## Viewing

Viewings are strictly by appointment.

For further information or to arrange a viewing, please contact the sole letting agent.

### John Sullivan

john.sullivan2@colliers.com  
07702 908 353

### Isaac Downes

isaac.downes@colliers.com  
07510 161 908



[colliers.com/uk](https://www.colliers.com/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 2024. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)