



Trade City 



Trade City Manchester

TO LET | Manchester M8 8BB

- 9 new trade / industrial units
- 3,747 sq ft – 23,565 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.





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
Unit 1	348	3,747
Unit 2	1,501	16,158
Ground	1,352	14,558
First	149	1,600
Unit 3	2,189	23,565
Ground	1,979	21,300
First	210	2,265
Unit 4	618	6,660
Ground	478	5,148
First	140	1,512
Unit 5	601	6,472
Ground	469	5,049
First	132	1,423
Unit 6	855	9,200
Ground	675	7,264
First	180	1,936
Unit 7	685	7,367
Ground	537	5,777
First	148	1,590
Unit 8	699	7,524
Ground	549	5,908
First	150	1,616
Unit 9	1,194	12,855
Ground	1,079	11,615
First	115	1,240



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



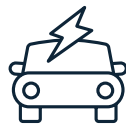
Renewable
technology



Target EPC
Rating - A



Solar PV
panels



Electric vehicle
charging



Secure gated
estate



Enhanced
cladding and
insulation



Future Proof



Image: Trade City Luton

Built for your business

Grade A offices
With comfort cooling as standard

Terms

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



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.

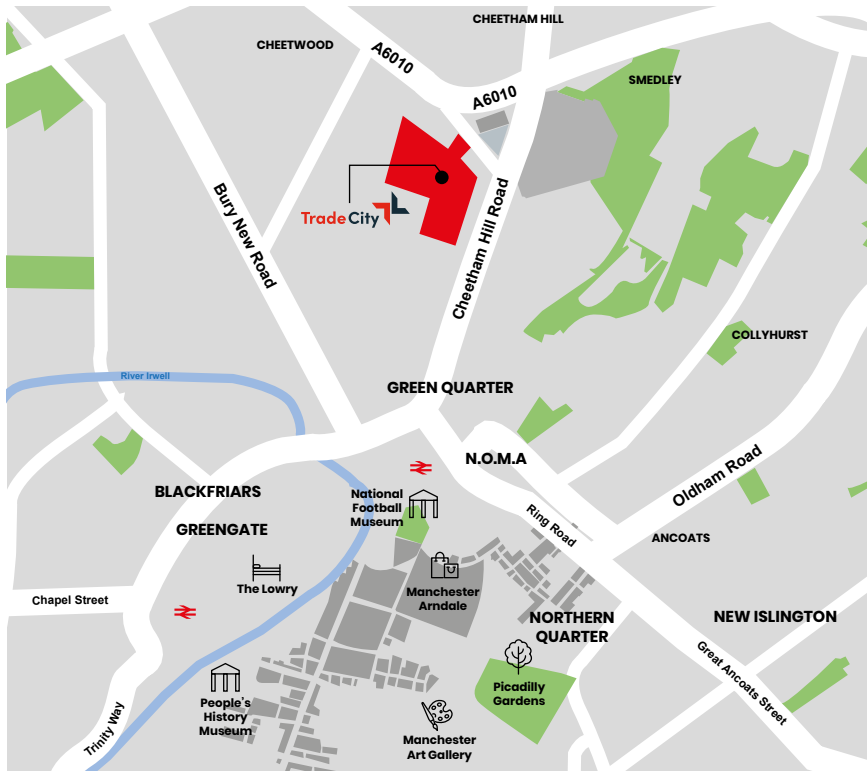
SatNav
Elizabeth Street
Cheetham Hill
Manchester
M8 8BB

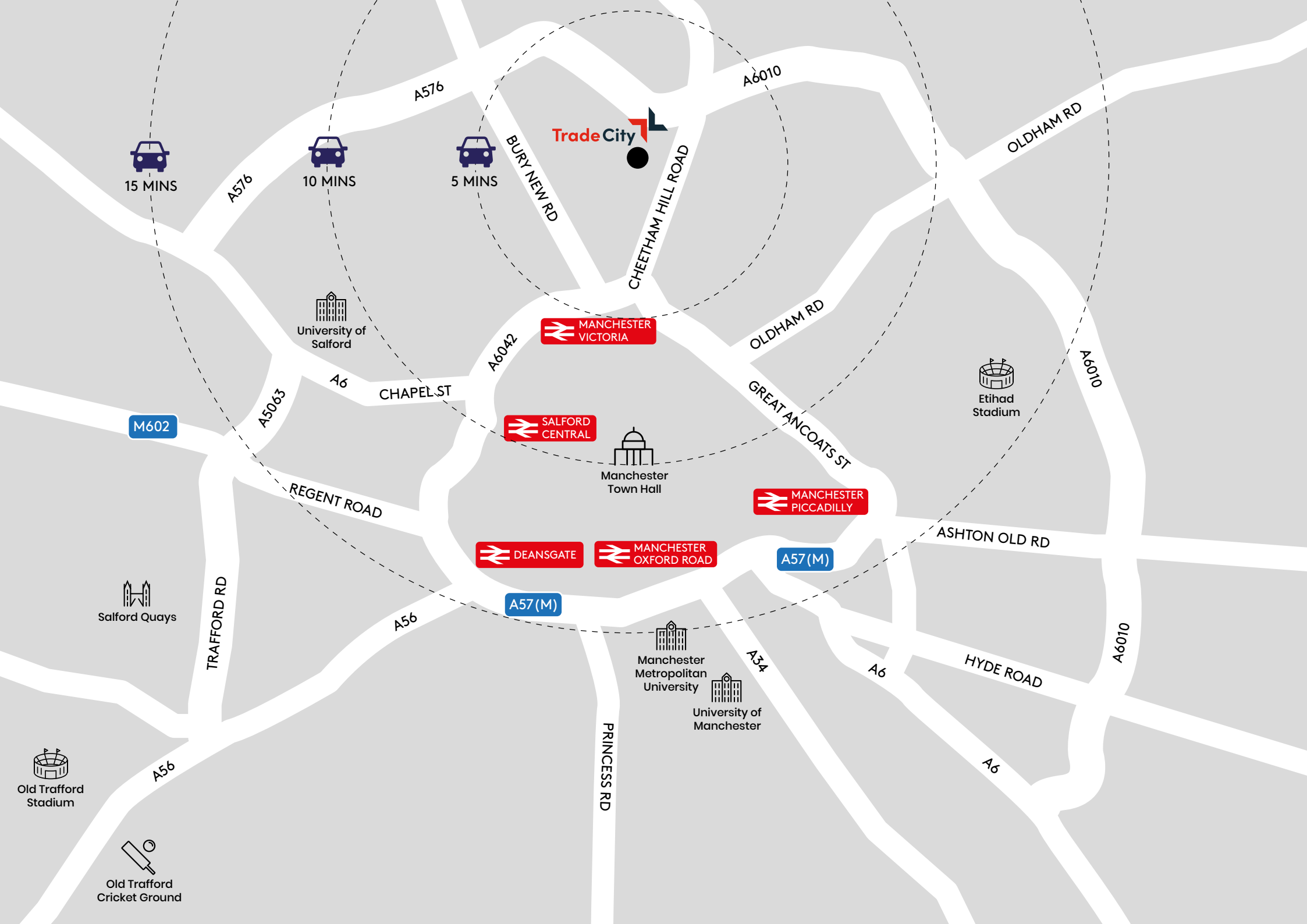
Travelling by road

- 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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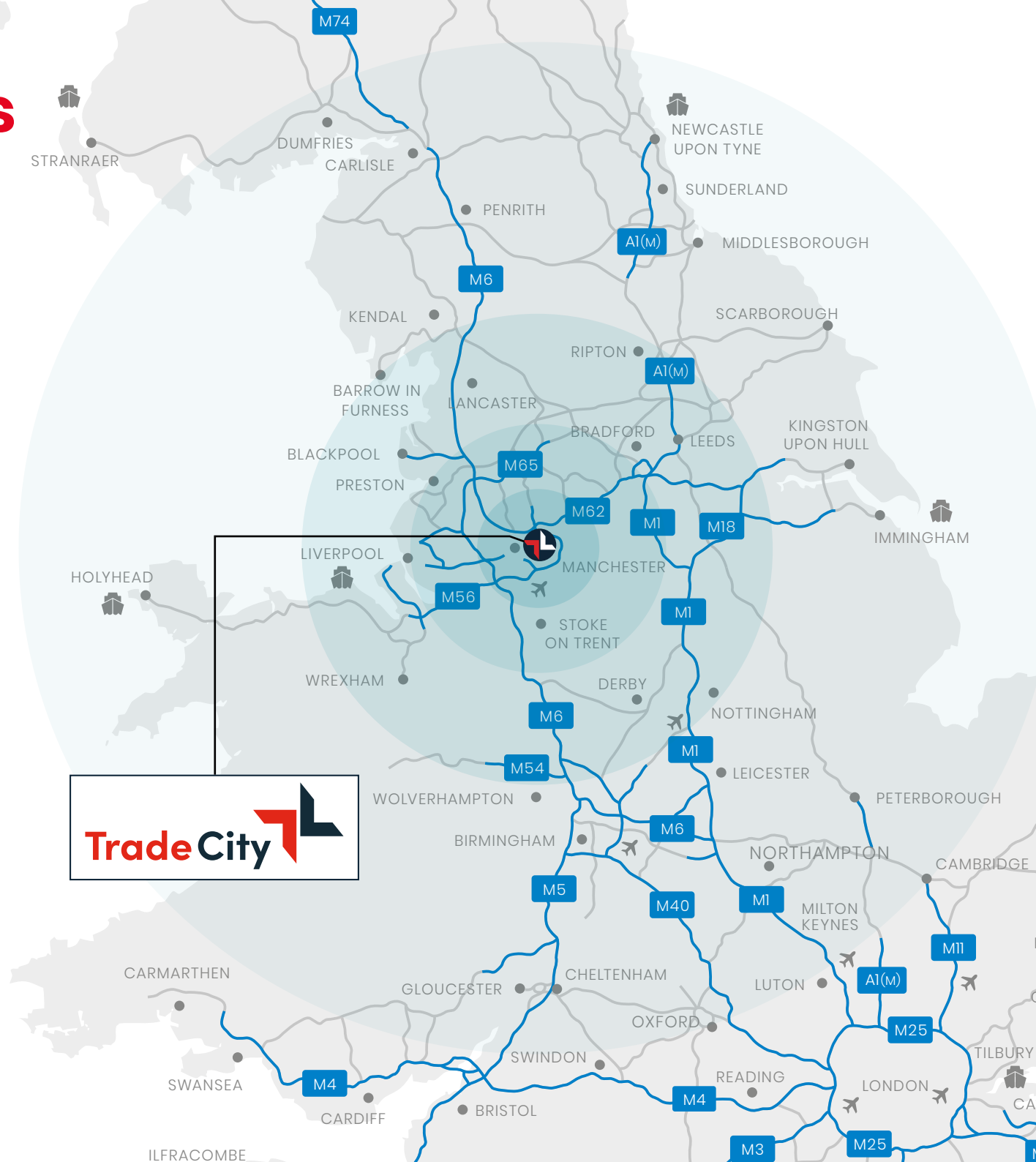
Airports (by HGV)

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 (January 2024).