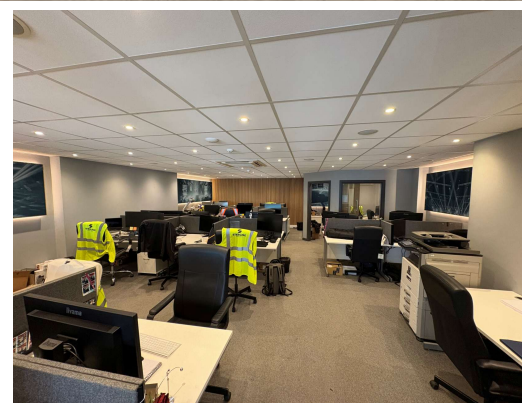
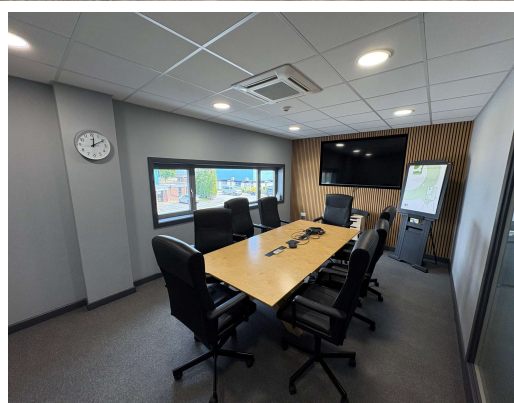
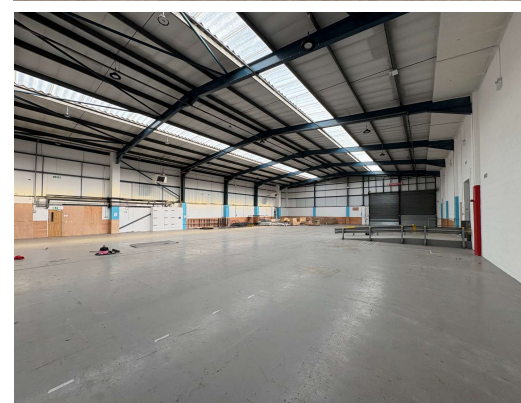


Ringway Trading Estate, Manchester Airport, M22 5LH



“ Ideally situated close to Manchester airport and junction 5 of the M56 ”

**TO LET**  
**WAREHOUSE UNITS**  
From **5,583 – 21,110 sq ft**

**t: 01625 800 066**

**t: 01565 260 000**

**LOCATION**

Ringway Trading Estate is the closest industrial estate to Manchester Airport, situated less than 1 mile away. Junction 5 of the M56 motorway is within 2 miles.

The estate is situated off Shadowmoss Road, which provides a direct link to Ringway Road and the airport.

Manchester's Metrolink system runs alongside Ringway Trading Estate, with Shadowmoss Metrolink station just a 5-minute walk away.

**SPECIFICATION**

All units benefit from the following features:

- Steel portal frame construction with brickwork and profile metal elevations
- Minimum 6m eaves height
- LED lighting
- Level access loading to all units
- Office accommodation
- Dedicated car parking spaces
- All main services connected
- Mezzanine floor currently in situ and can be removed or retained
- Ability to split units 1B & 2 and 7 & 8

**Availability**

Unit	Size (sq ft)
<b>Unit 1B &amp; 2</b>	<b>11,165</b>
Unit 1B	5,583
Unit 2	5,583
<b>Unit 7 &amp; 8</b>	<b>21,110</b>
Unit 7	9,653
Unit 8	11,457

**TENURE**

Both properties are held on FR & I leases that expire on 31<sup>st</sup> January 2029 and are available by way of sub-let or assignment.

**RENT**

Rent on Application.

**RATES**

TBC

**ESTATE CHARGE**

The estate charge covers the maintenance and upkeep of the common areas of the estate.

**INSURANCE**

The landlord will insure the property. The tenant is responsible for reimbursing these costs.

**USE**

B2 and B8.

**SERVICES**

It is understood all main services are made up and connected to the property.

**VAT**

VAT is payable on rent and all other outgoings.

**LEGAL COSTS**

Each party to be responsible for their own legal costs in this transaction.

**VIEWINGS**

Strictly by appointment with Williams Sillitoe on **01625 800066** or contact Harry Parker at [hp@willsill.co.uk](mailto:hp@willsill.co.uk).

**Subject to contract  
July 2025**



**Important Notice**

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

**01625 800066**