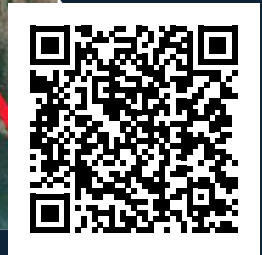


UNIT 1 LET TO  
**FLOORING  
SUPERSTORE**

UNIT 5 LET TO  
  
**HOWDENS**

UNIT 6 LET TO  
**JoyExpress**



# Trade City Manchester

**TO LET** | Manchester M8 8BB

- 6 new trade / industrial units
- Available now
- 6,505 sq ft – 39,937 sq ft

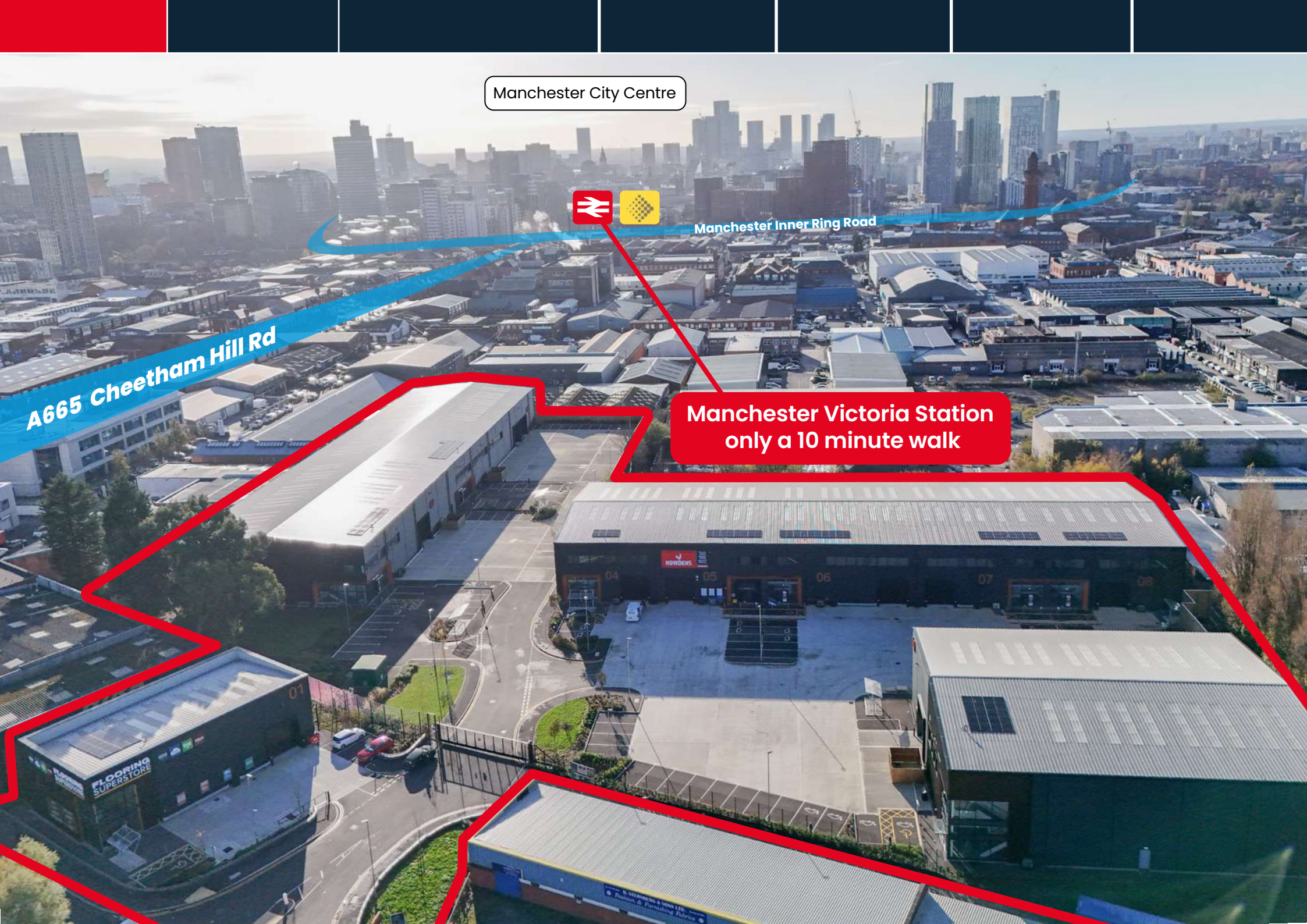
Manchester City Centre



Manchester Inner Ring Road

A665 Cheetham Hill Rd

Manchester Victoria Station  
only a 10 minute walk





**Prime trade &  
urban logistics  
location**

# An established destination with Extensive amenities

## Food and beverage outlets

- > McDonald's
- > Pizza Hut
- > Nandos
- > KFC
- > Greggs
- > Subway
- > Starbucks
- > Costa
- > M&S Foodhall
- > Lidl

Victoria North is set to create **15,000** new homes



0.5 mile



# Accommodation

Review units in more detail

[Unit 1](#) [Unit 2](#) [Unit 3](#) [Unit 4-8](#) [Unit 9](#)

	Sq m	Sq ft
<b>Unit 1</b>	<b>LET</b>	<b>FLOORING SUPERSTORE</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>2,200</b>	<b>23,688</b>
Ground	1,988	21,403
First	212	2,285
<b>Unit 4</b>	<b>622</b>	<b>6,699</b>
Ground	480	5,173
First	142	1,527
<b>Unit 5</b>	<b>LET</b>	<b>HOWDENS</b>
<b>Unit 6</b>	<b>LET</b>	<b>JoyExpress</b>
<b>Unit 7</b>	<b>687</b>	<b>7,400</b>
Ground	538	5,792
First	149	1,607
<b>Unit 8</b>	<b>703</b>	<b>7,567</b>
Ground	551	5,931
First	152	1,635
<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



# Unit 1

## LET TO **FLOORING SUPERSTORE**



Floor loading  
50kN sq m



Electric loading  
doors



6.1m clear  
eaves height



12 metre yard



Fibre  
broadband



High quality  
exterior finish



Dedicated  
car Parking



Achieved EPC  
Rating - A



Class B2 &  
B8 use

Review each unit in more detail

**Unit 1**

**Unit 2**

**Unit 3**

**Unit 4-8**

**Unit 9**



# Unit 2

	Sq m	Sq ft
<b>Unit 2</b>	<b>1,510</b>	<b>16,249</b>
Ground	1,360	14,635
First	150	1,614



Floor loading  
50kN sq m



Electric loading  
doors



8.5m clear  
eaves height



Units can be  
combined



Fibre  
broadband



High quality  
exterior finish



20 metre yard



Achieved EPC  
Rating - A



Class B2 &  
B8 use



Dedicated  
car Parking



Grade A  
fitted offices



Electric vehicle  
charging

Review each unit in more detail

**Unit 1**

**Unit 2**

**Unit 3**

**Unit 4-8**

**Unit 9**



# Unit 3

	Sq m	Sq ft
<b>Unit 3</b>	<b>2,200</b>	<b>23,688</b>
Ground	1,988	21,403
First	212	2,285



Floor loading  
50kN sq m



Electric loading  
doors



8.5m clear  
eaves height



Units can be  
combined



Fibre  
broadband



High quality  
exterior finish



27.3 metre yard



Achieved EPC  
Rating - A



Class B2 &  
B8 use



Dedicated  
car Parking



Grade A  
fitted offices



Electric vehicle  
charging

Review each unit in more detail

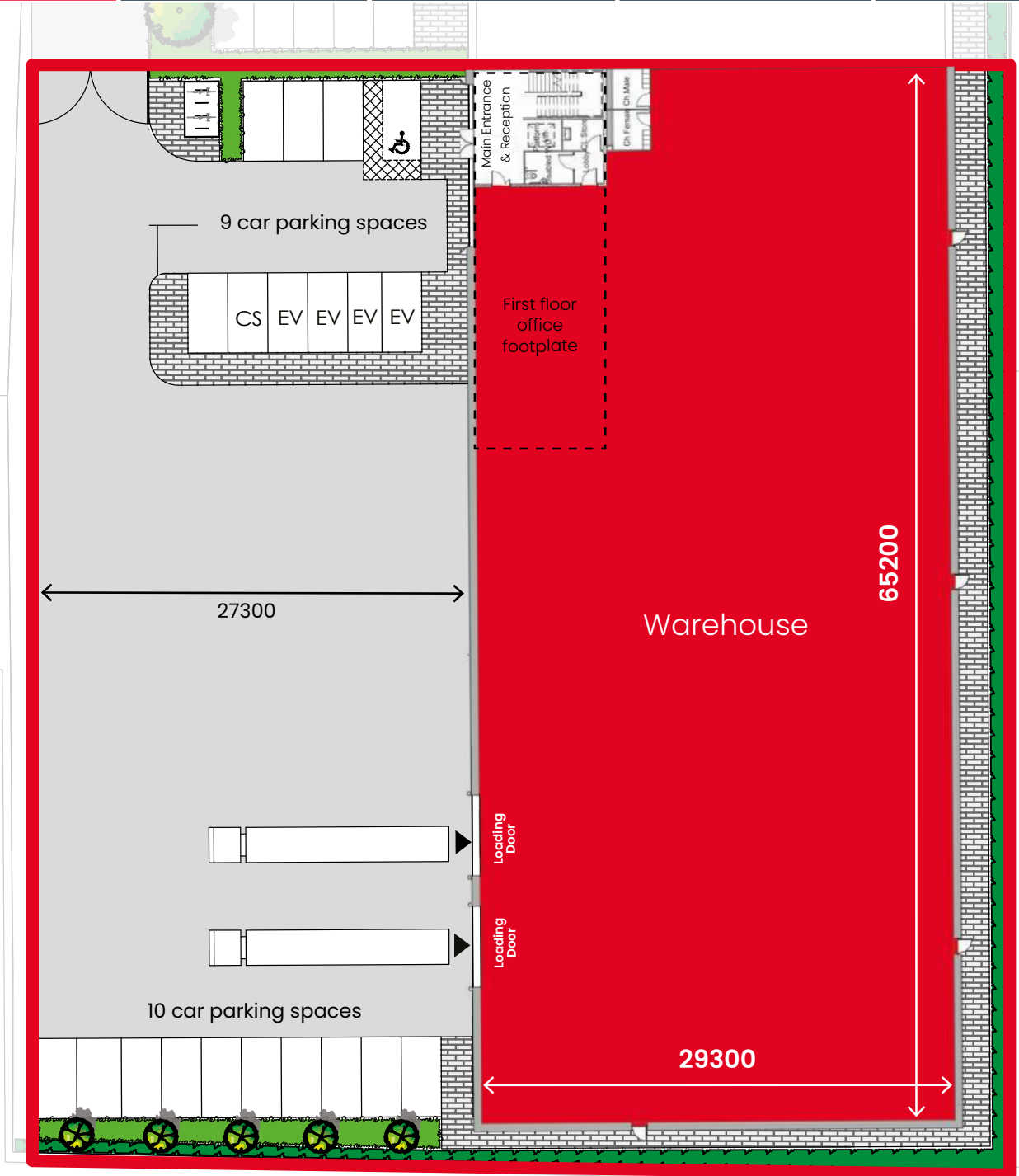
[Unit 1](#)

[Unit 2](#)


**[Unit 3](#)**

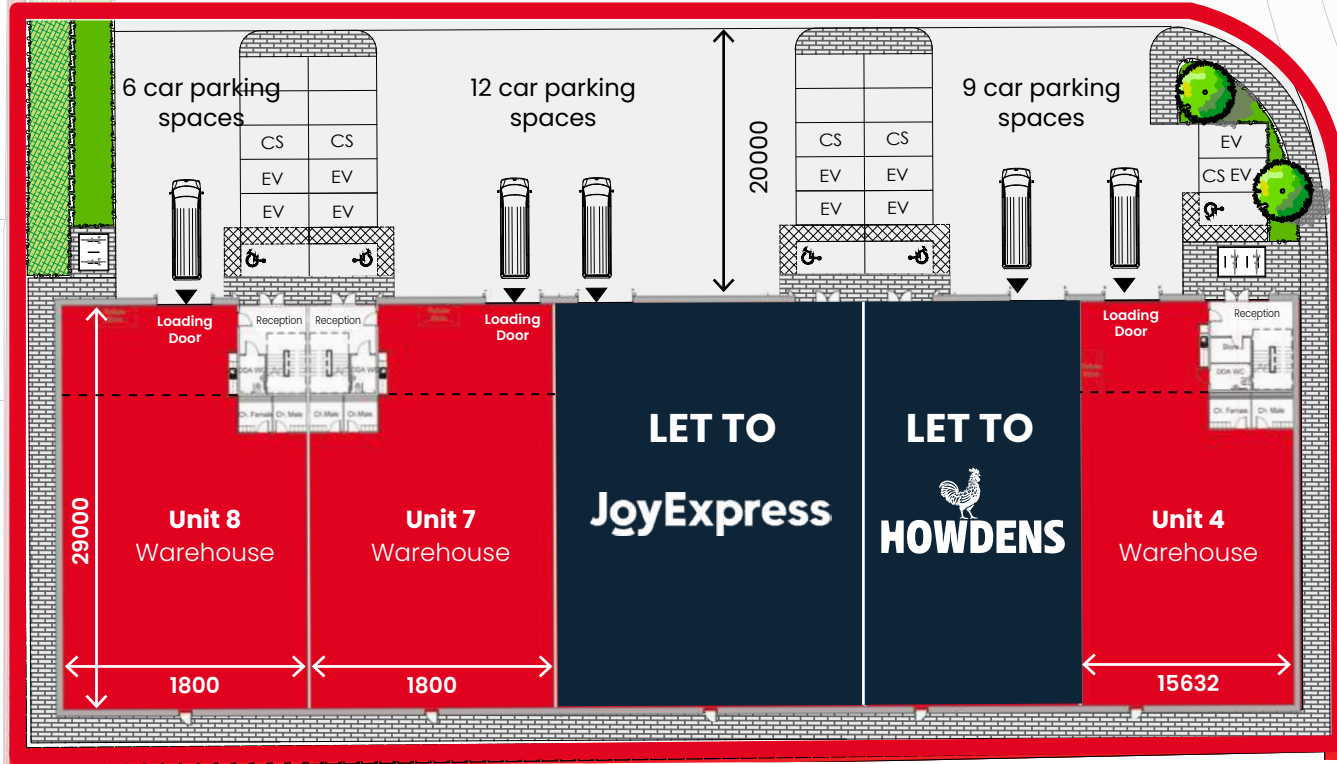
[Unit 4-8](#)


[Unit 9](#)





# Units 4-8

	Sq m	Sq ft
<b>Unit 4</b>	<b>622</b>	<b>6,699</b>
Ground	480	5,173
First	142	1,527
		
<b>Unit 7</b>	<b>687</b>	<b>7,400</b>
Ground	538	5,792
First	149	1,607
<b>Unit 8</b>	<b>703</b>	<b>7,567</b>
Ground	551	5,931
First	152	1,635




- 


Floor loading  
50kN sq m
- 


Electric loading  
doors
- 

8.5m clear  
eaves height
- 

Achieved EPC  
Rating - A
- 

Units can be  
combined
- 

Fibre  
broadband
- 

High quality  
exterior finish
- 

Class B2 &  
B8 use



Review each unit in more detail

- [Unit 1](#)
- [Unit 2](#)
- [Unit 3](#)
- [Unit 4-8](#)
- [Unit 9](#)

# Unit 9

	Sq m	Sq ft
<b>Unit 9</b>	<b>1,199</b>	<b>12,909</b>
Ground	1,083	11,655
First	116	1,254



Floor loading  
50kN sq m



Electric loading  
doors



8.5m clear  
eaves height



Units can be  
combined



Fibre  
broadband



High quality  
exterior finish



33 metre yard



Achieved EPC  
Rating - A



Class B2 &  
B8 use



Dedicated  
car Parking



Grade A  
fitted offices



Electric vehicle  
charging

Review each unit in more detail

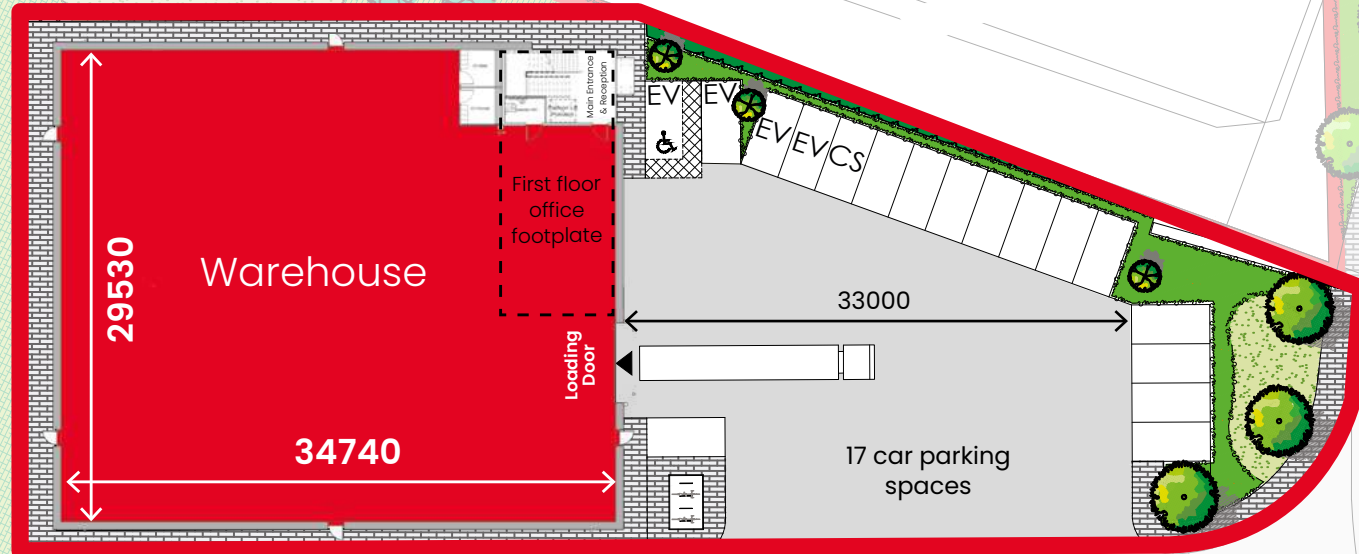
[Unit 1](#)

[Unit 2](#)

[Unit 3](#)

[Unit 4-8](#)

[Unit 9](#)



# 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



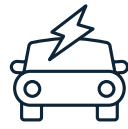
Renewable  
technology



Achieved EPC  
Rating - A



Solar PV  
panels



Electric vehicle  
charging



Secure gated  
estate



Enhanced  
cladding and  
insulation



Future Proof



Image: Trade City Manchester

**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 Manchester

A wide-angle, low-angle shot of a large, empty industrial warehouse. The ceiling is high and features a complex network of steel trusses and a series of skylights that allow natural light to filter in, creating a bright and airy atmosphere. The walls are made of light-colored metal panels, and the floor is a smooth, polished concrete. In the distance, a set of double doors is visible, leading to another part of the facility. The overall impression is one of a modern, well-maintained industrial space.

**Built for your  
business**

# 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-user costs.



Achieved BREEAM rating Excellent



Cycle storage



Electric vehicle charging



Energy efficient LED lighting



Achieved 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**

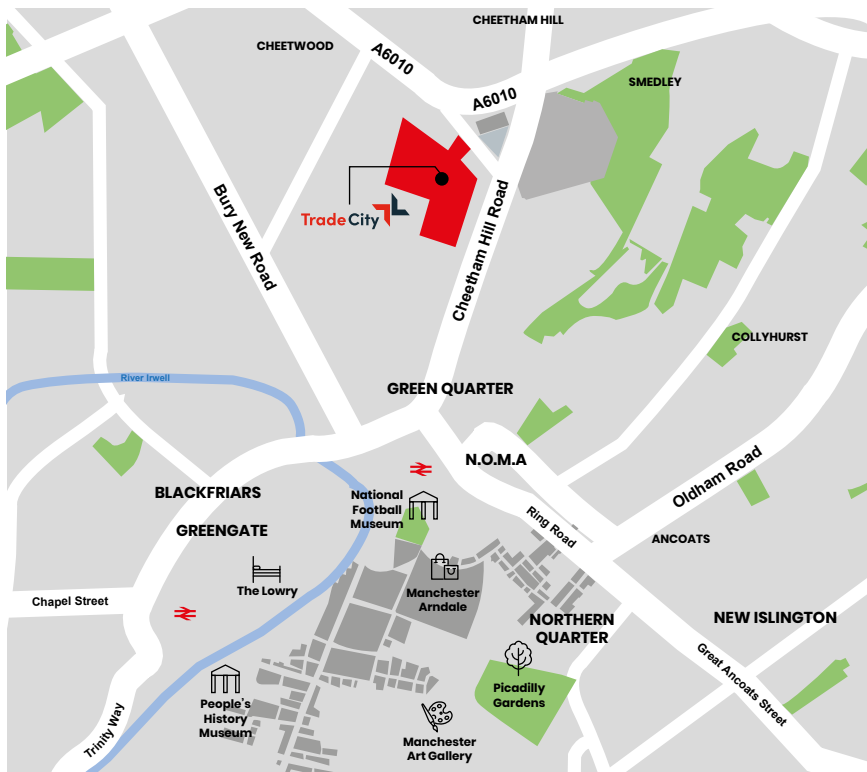
Elizabeth Street  
Cheetham Hill  
Manchester  
M8 8BB

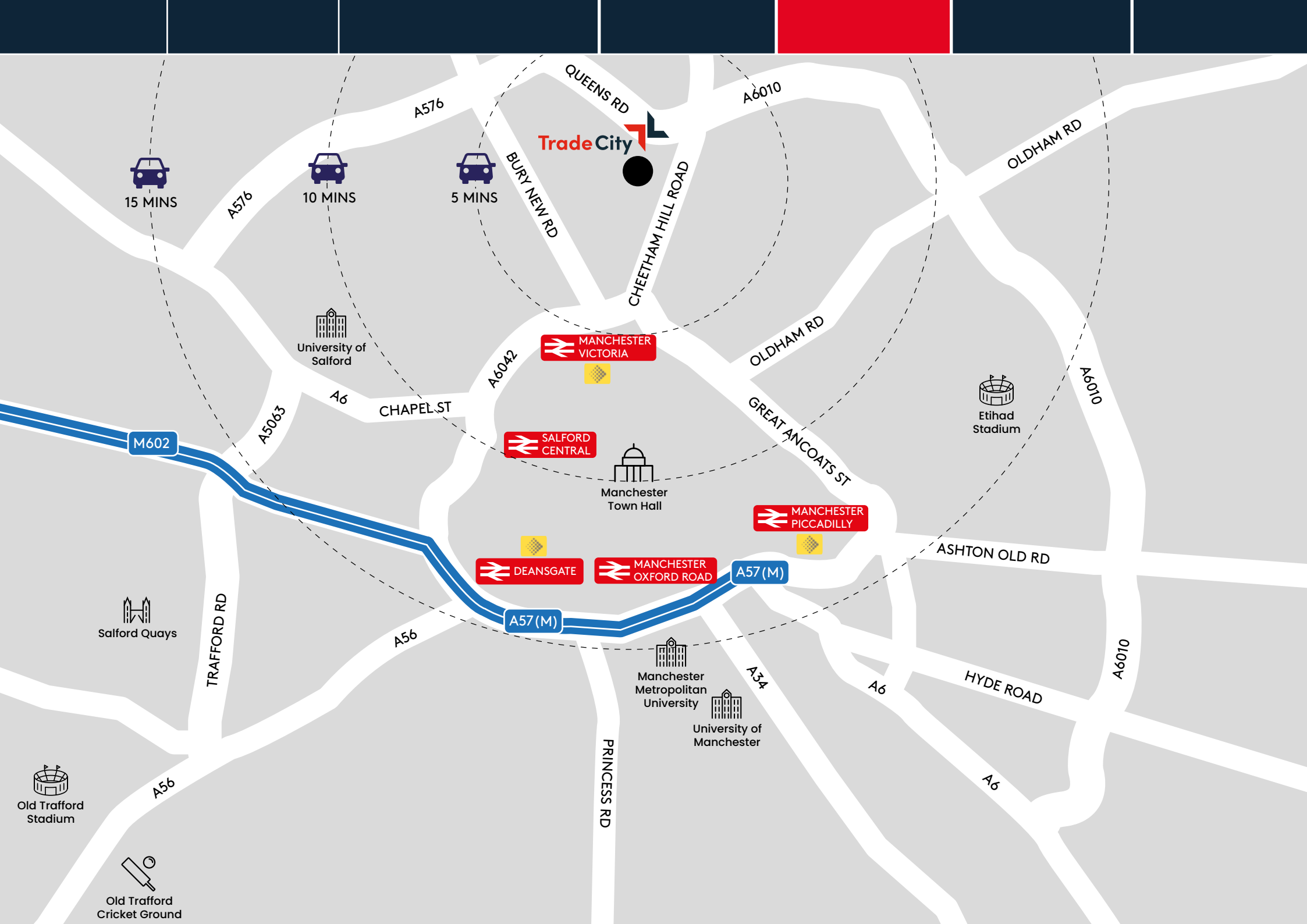
## Travelling by road

- 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.





TradeCity

15 MINS

10 MINS

5 MINS

University of Salford

MANCHESTER VICTORIA

SALFORD CENTRAL

Manchester Town Hall

MANCHESTER PICCADILLY

Etihad Stadium

DEANSGATE

MANCHESTER OXFORD ROAD

A57 (M)

A57 (M)

Manchester Metropolitan University

University of Manchester

Salford Quays

Old Trafford Stadium

Old Trafford Cricket Ground

# Travel Distances

## HGV (Drive times)

Destination	Miles	Time
<b>Manchester Victoria</b>	<b>1.0 miles</b>	<b>6 mins</b>
<b>Manchester City Centre</b>	<b>1.5 miles</b>	<b>8 mins</b>
<b>A57 (M)</b>	<b>2.4 miles</b>	<b>13 mins</b>
<b>M602 (J3)</b>	<b>3.1 miles</b>	<b>17 mins</b>
<b>M60 (J19)</b>	<b>4.0 miles</b>	<b>14 mins</b>
<b>M62 (J19)</b>	<b>4.5 miles</b>	<b>18 mins</b>

## Ports (by HGV)

<b>Liverpool</b>	<b>35.1 miles</b>	<b>61 mins</b>
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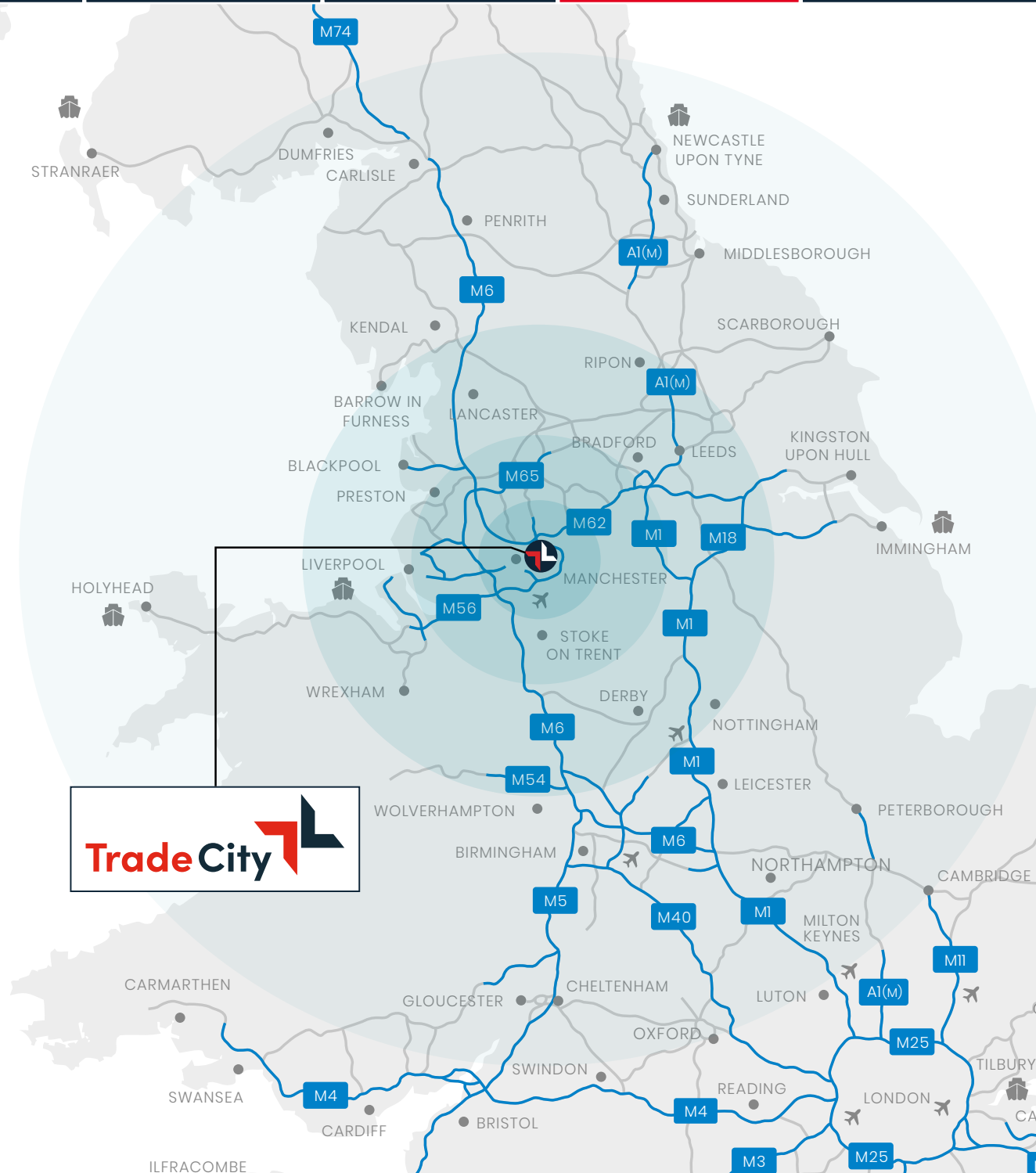
## Airports (by HGV)

<b>Manchester</b>	<b>10.4 miles</b>	<b>30 mins</b>
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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.*



# Access, workforce and opportunity

 Drive time



Victoria North is set to create

**15,000**

NEW HOMES



Strangeways Regeneration Area

**7,000**

NEW HOMES



**1.75 sq ft**

NEW COMMERCIAL SPACE

Catchment Population / Households 2024

Trade Area	Population	Households
10 minutes	278,000	115,000
20 minutes	1,267,000	510,000

Catchment Population Growth to 2030

Trade Area	Population	Growth 2024-30%
10 minutes	293,000	5.5%
20 minutes	1,314,000	3.7%
United Kingdom		3.8%

Catchment Socio-Economic Group

Trade Area	AB	C1	Higher Earning Occupations
10 minutes	36,933	65,346	55%
20 minutes	153,488	278,971	54%

Building Materials Market

Trade Area	Private RMI* £
10 minutes	£25m
20 minutes	£142m

\*Repair Maintenance Improvement



Daily traffic count  
(Cheetham Hill Road)

**17,029**



Daily traffic count  
(Queens Road)

**13,705**



Socio-economic group  
in a 10 minute drive

**55%**



GVA Manchester 2023

**35.8m**

(11.2% YoY Growth)



Building material market  
in a 20 minute drive

**£142m**



**CBRE**  
+44 (0)161 455 7666  
[www.cbre.co.uk](http://www.cbre.co.uk)



**Colliers**  
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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 (February 2026).