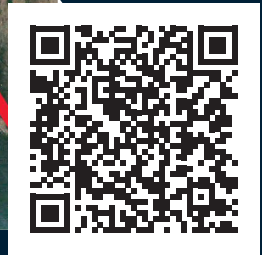


UNIT 1 LET TO  
**FLOORING  
SUPERSTORE**

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
- 6,699 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



# Accommodation

|               | 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



# 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

## 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 Manchester

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



Image: Trade City Manchester

# High quality trade and industrial units





**FLOORING  
SUPERSTORE**

DWF  
Green  
SNUG

01

SALE  
10%  
50%

**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



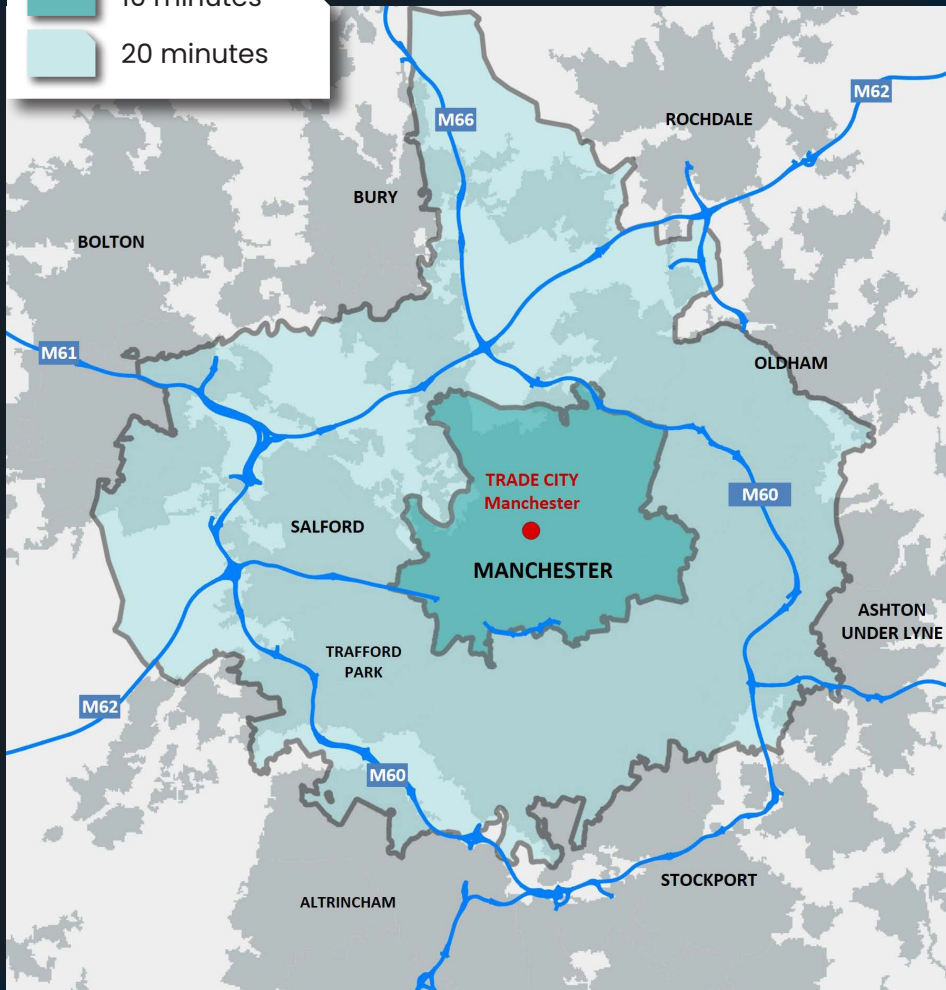
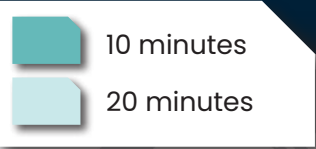
Victoria North  
is set to create  
**15,000**  
new homes



0.5 mile

# 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



Daily traffic count  
(Cheetham Hill Road)  
**17,029**



Daily traffic count  
(Queens Road)  
**13,705**



Proportion of higher earning occupations within 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**

## 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

# 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

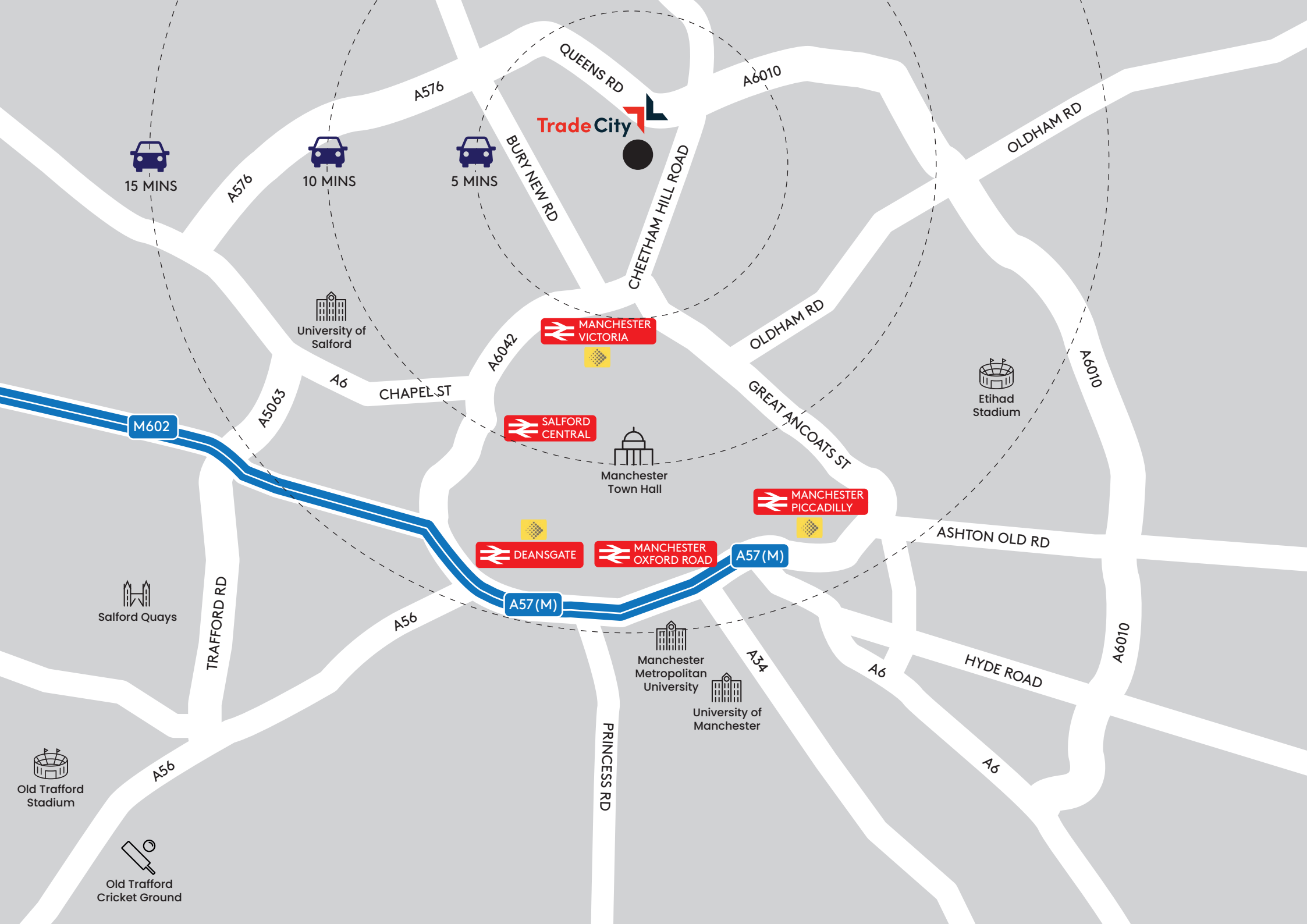
## Travelling by road

- 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



MANCHESTER VICTORIA

SALFORD CENTRAL



Manchester Town Hall

MANCHESTER PICCADILLY



MANCHESTER PICCADILLY

DEANSGATE

MANCHESTER OXFORD ROAD

A57 (M)

A57 (M)



Manchester Metropolitan University



University of Manchester



Etihad Stadium



Salford Quays



Old Trafford Stadium



Old Trafford Cricket Ground

# 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 |
|-----------|------------|---------|

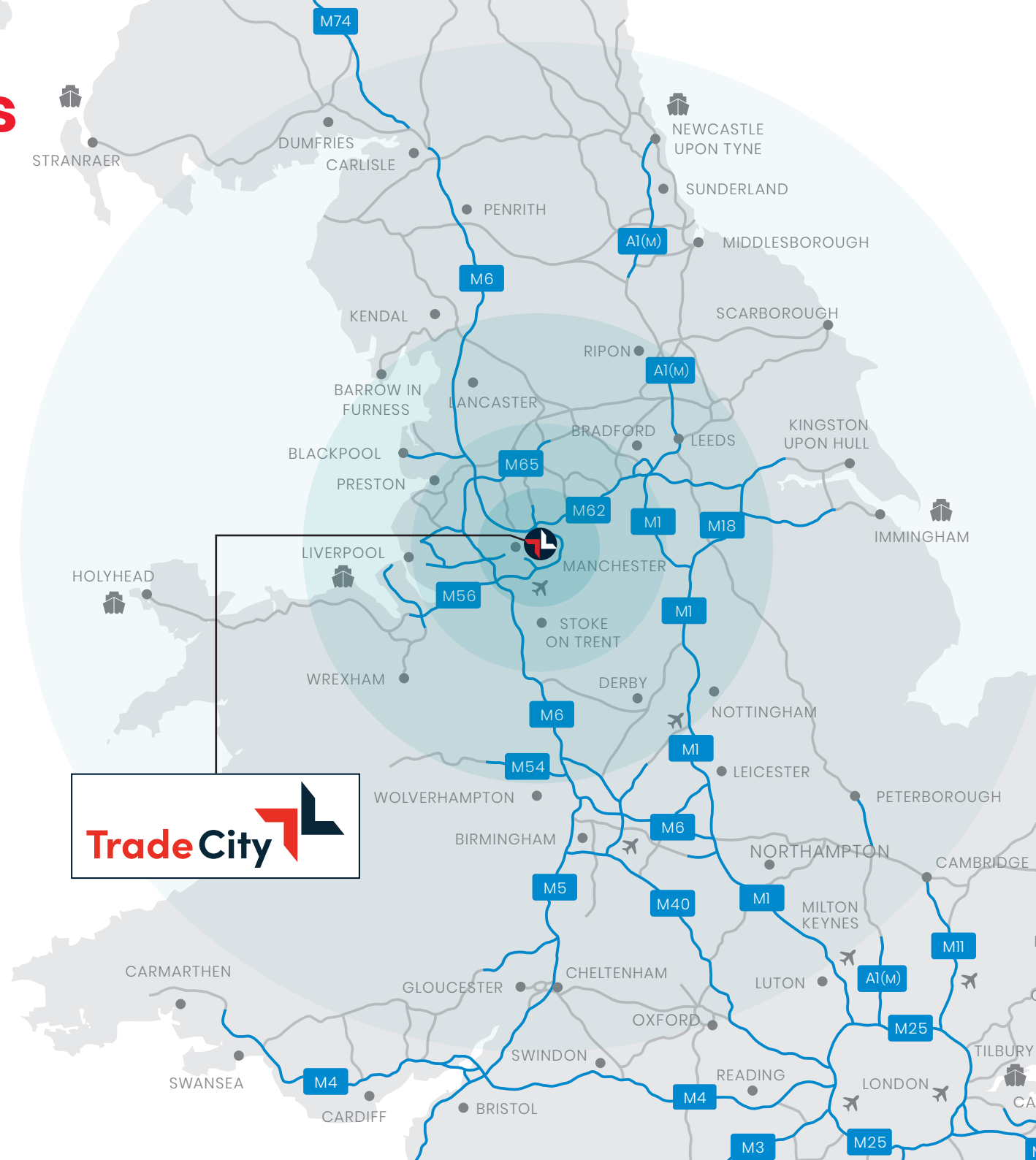
## Airports (by HGV)

|            |            |         |
|------------|------------|---------|
| Manchester | 10.4 miles | 30 mins |
|------------|------------|---------|

## 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.





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



**Colliers**  
0161 831 3300  
[colliers.com/uk/industrial](http://colliers.com/uk/industrial)



**B8**  
0161 375 6000  
[www.b8re.com](http://www.b8re.com)

**Paul Cook**

M 07793 119 221  
E [paul.j.cook@cbre.com](mailto:paul.j.cook@cbre.com)

**Henry Farr**

M 07780 225 329  
E [henry.farr@cbre.com](mailto:henry.farr@cbre.com)

**Andrew Pexton**

M 07831 820 694  
E [andrew.pexton@colliers.com](mailto:andrew.pexton@colliers.com)

**Isaac Downes**

M 07510 161 908  
E [Isaac.downes@colliers.com](mailto:Isaac.downes@colliers.com)

**Will Kenyon**

M 07802 869 279  
E [will@b8re.com](mailto:will@b8re.com)

**Anthony Mellor**

M 07794 757 939  
E [anthony@b8re.com](mailto:anthony@b8re.com)

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 (April 2026).