

Trade City

Trade City Manchester

TO LET | Manchester M8 8BB

- 6 new trade / industrial units
- Available now
- 6,699 sq ft - 39,937 sq ft

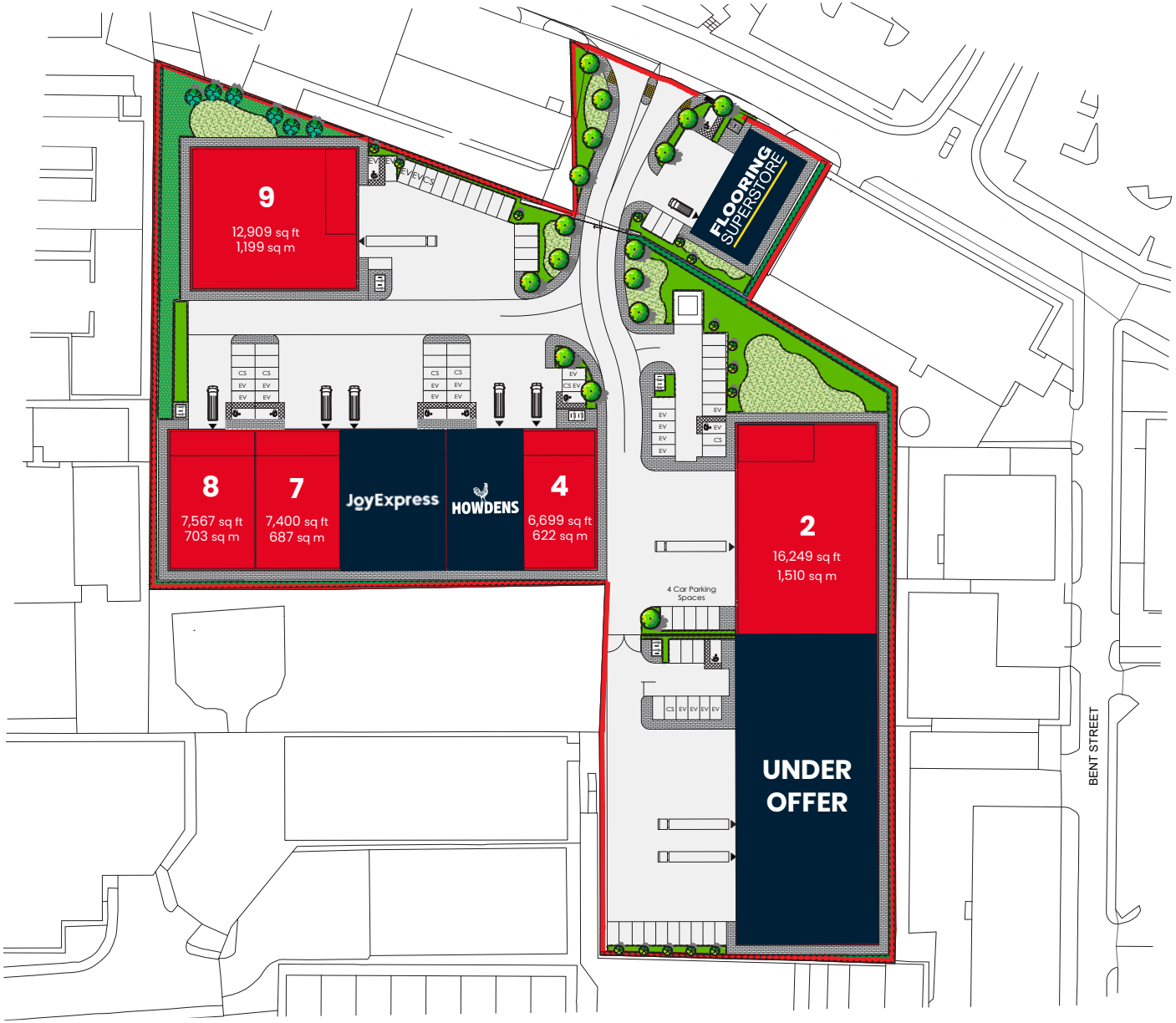
KIER


Manchester City Centre
Manchester Inner Ring Road
A665 Cheetham Hill Rd
Manchester Victoria Station
only a 10 minute walk
HOWDENS
FLOORING SUPERSTORE

Accommodation

	Sq m	Sq ft
Unit 1	**LET**	**FLOORING SUPERSTORE**
Unit 2	**1,510**	**16,249**
Ground	1,360	14,635
First	150	1,614
UNDER OFFER		
Unit 4	**622**	**6,699**
Ground	480	5,173
First	142	1,527
Unit 5	**LET**	**HOWDENS**
Unit 6	**LET**	**JoyExpress**
Unit 7	**687**	**7,400**
Ground	538	5,792
First	149	1,607
Unit 8	**703**	**7,567**
Ground	551	5,931
First	152	1,635
Unit 9	**1,199**	**12,909**
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

Built for your business



Image: Trade City Manchester

Grade A offices

With comfort cooling as standard



Image: Trade City Manchester

Terms

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

High quality trade and industrial units





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

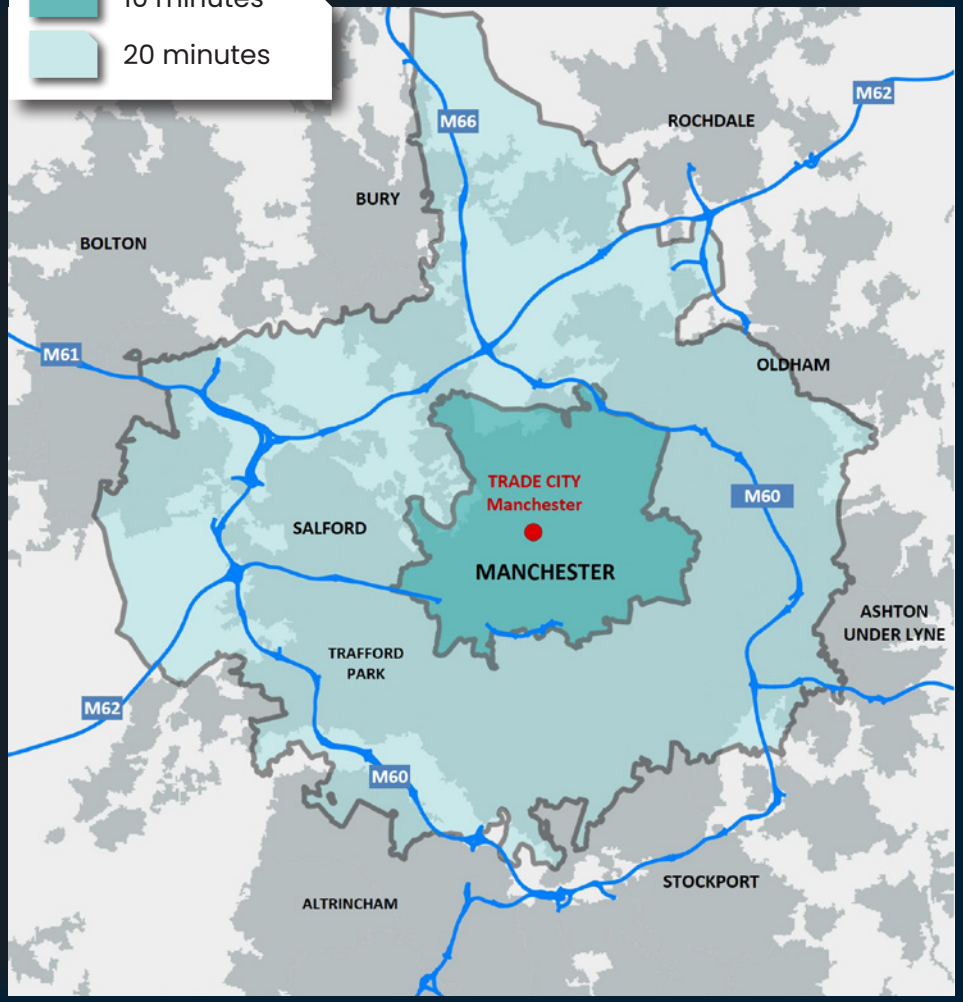
Victoria North is set to create 15,000 new homes

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

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

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

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



Image: Trade City Manchester



Image: Trade City Manchester

Trade City Manchester occupies a prime trade and urban logistic location serving both Manchester City Centre and the Greater Manchester area.

SatNav

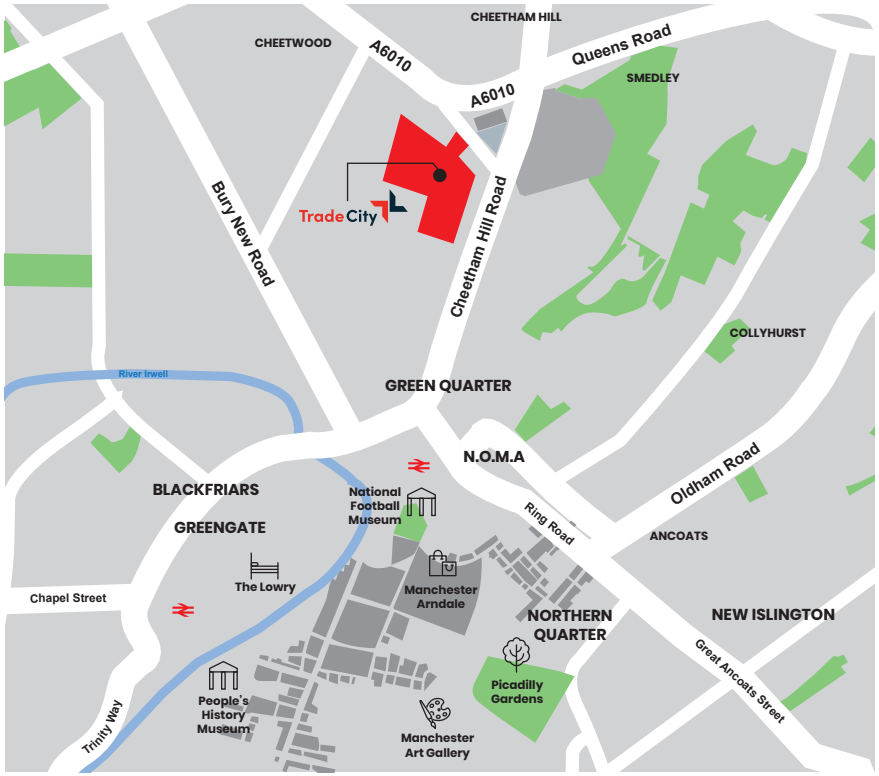
Elizabeth Street
Cheetham Hill
Manchester
M8 8BB

Travelling by road

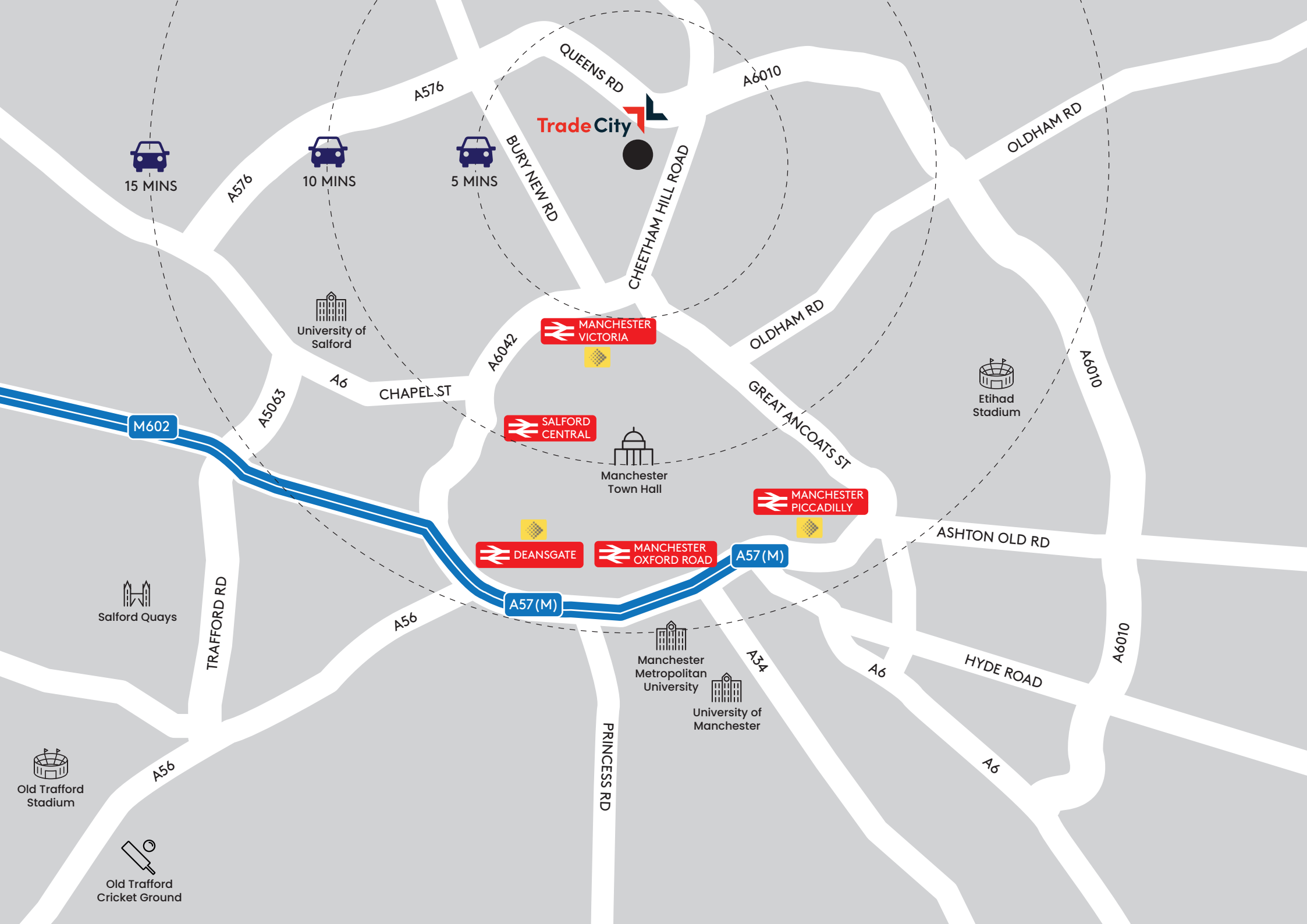
- Fast access to M60 and M62
- 35 mins from Manchester Airport

Travelling by rail & Metrolink

- Manchester Victoria is only a 10 minute walk where both National Rail and Metrolink can be accessed.






Trade City
15 MINS
10 MINS
5 MINS
QUEENS RD
A576
A6010
BURY NEW RD
CHEETHAM HILL ROAD
OLDHAM RD
University of Salford
MANCHESTER VICTORIA
A6042
A6
CHAPEL ST
OLDHAM RD
A5063
M602
SALFORD CENTRAL
GREAT ANCOATS ST
Etihad Stadium
A6010
Manchester Town Hall
MANCHESTER PICCADILLY
ASHTON OLD RD
DEANSGATE
MANCHESTER OXFORD ROAD
A57(M)
A57(M)
Salford Quays
TRAFFORD RD
A56
Manchester Metropolitan University
A34
A6
HYDE ROAD
A6010
University of Manchester
PRINCESS RD
A56
A6
Old Trafford Stadium
Old Trafford Cricket Ground

Travel Distances

HGV (Drive times)

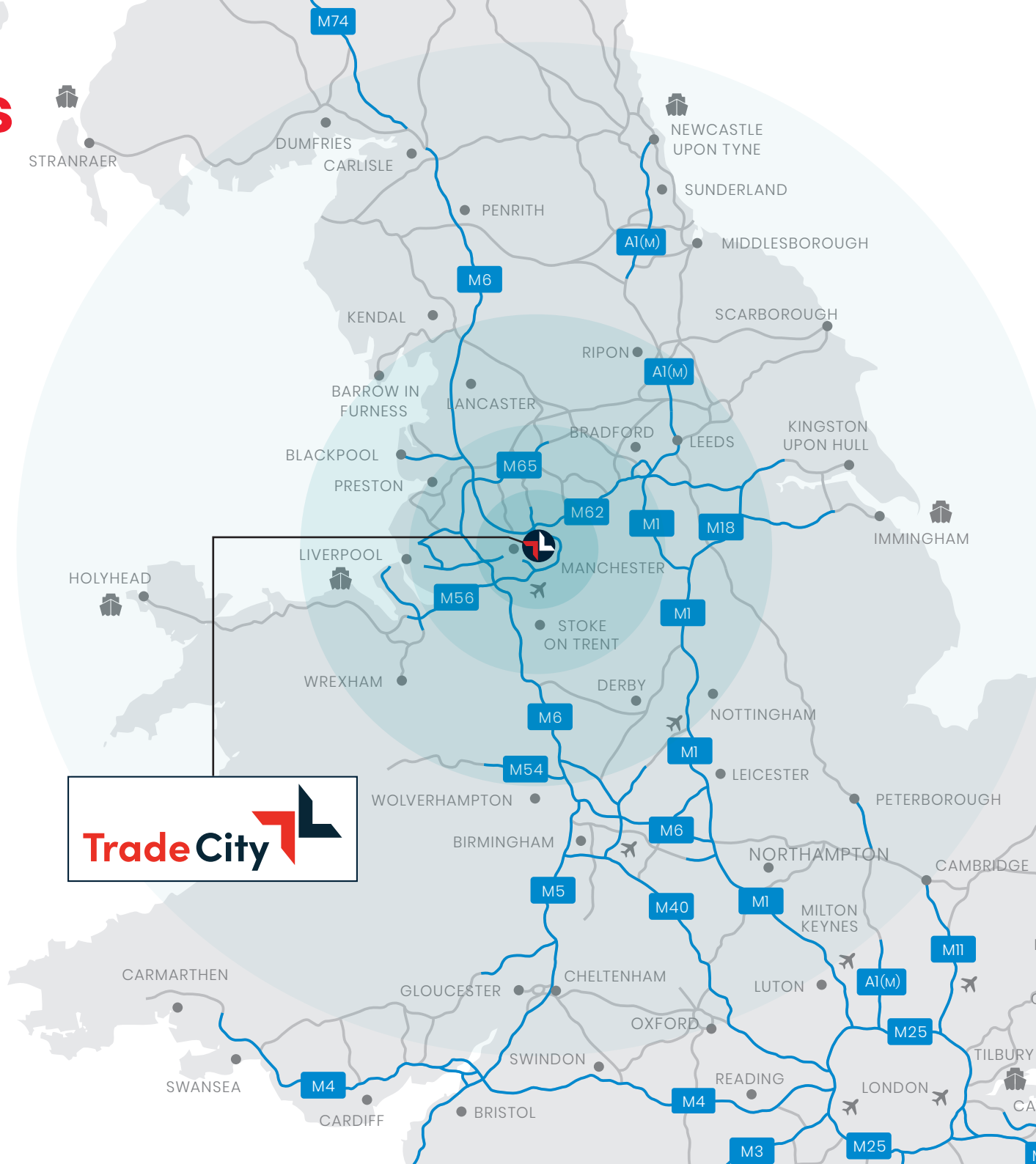
Destination	Miles	Time
Manchester Victoria	1.0 miles	6 mins
Manchester City Centre	1.5 miles	8 mins
A57(M)	2.4 miles	13 mins
M602(J3)	3.1 miles	17 mins
M60 (J19)	4.0 miles	14 mins
M62 (J19)	4.5 miles	18 mins

Ports (by HGV)

Liverpool	35.1 miles	61 mins

Airports (by HGV)

Manchester	10.4 miles	30 mins



HGV drive times

- 30 mins
- 1 hour
- 2 hours
- 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.*

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All statements contained within these particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract or warranty. Unless specified to the contrary, interested parties should note the following: All dimensions, distances and floor areas are approximate and are given for guidance purposes only. October 2026.

Trade City

tradeandlogistics.co.uk

Investec

KIER
A Kier Property development