

The UrbanX logo is positioned in the top left corner. It features the word 'Urban' in a white sans-serif font, followed by an 'X' that is formed by two intersecting diagonal lines.

Manchester M16 9SD

To let

2 new urban logistics units

22,798 - 52,969 sq ft



Chancerygate
a dream company

Strategic locations. Sustainable buildings.

UrbanX offers occupiers an unrivalled strategic position being situated within 1 mile of Manchester City Centre, less than 1 mile from Trafford Park and within a short walk of Cornbrook or Trafford Bar Tram Station. Access is just off Bridgewater Way (A56), a major arterial route into Manchester City Centre.





Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	19,946	2,852	22,798
2	26,340	3,832	30,171
Total			52,969

Industrial/warehouse

22,798 - 52,969 sq ft

Best in class high profile urban logistics and industrial units with fully fitted first floor offices, targeting market leading ESG credentials. All units feature comfort cooling/heating to the office space, shower and kitchenette facilities.

Available Q1 2027



50kN sq m
floor loading



10m minimum
clear internal height



Ability to
combine units



Electric loading
doors



Generous
yard depths



Comfort cooling/
heating



Lift to office
space in all units



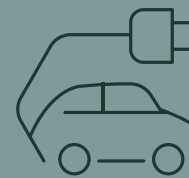
Private gated
yard unit 2



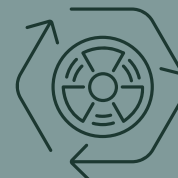
Fitted reception



Fitted first
floor offices



EV charging



Air source
heat pumps



Photovoltaic
panels



Power provision
unit 1 - 300 KVA
unit 2 - 350 KVA



24/7 access
available



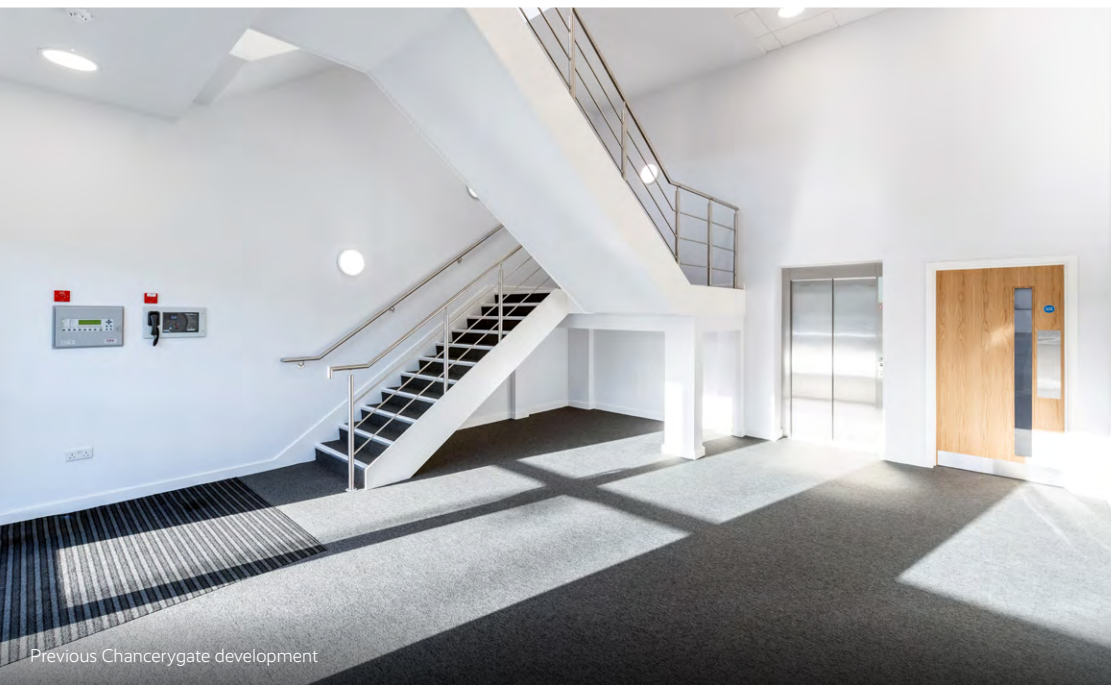
Generous parking
facilities







Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development







Sustainable approach.
Positive impact.

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at UrbanX include:

- Solar PV panels on all units
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- HVAC to office areas via Air Source Heat Pump
- Targeting BREEAM 'Excellent'
- Targeting EPC A+

*Savings of up to £0.72 per sq ft per annum through use of PVs

based on using current energy prices as of July 2025 and assuming 100% PV generation is used on site.



Targeting
BREEAM 'Excellent'

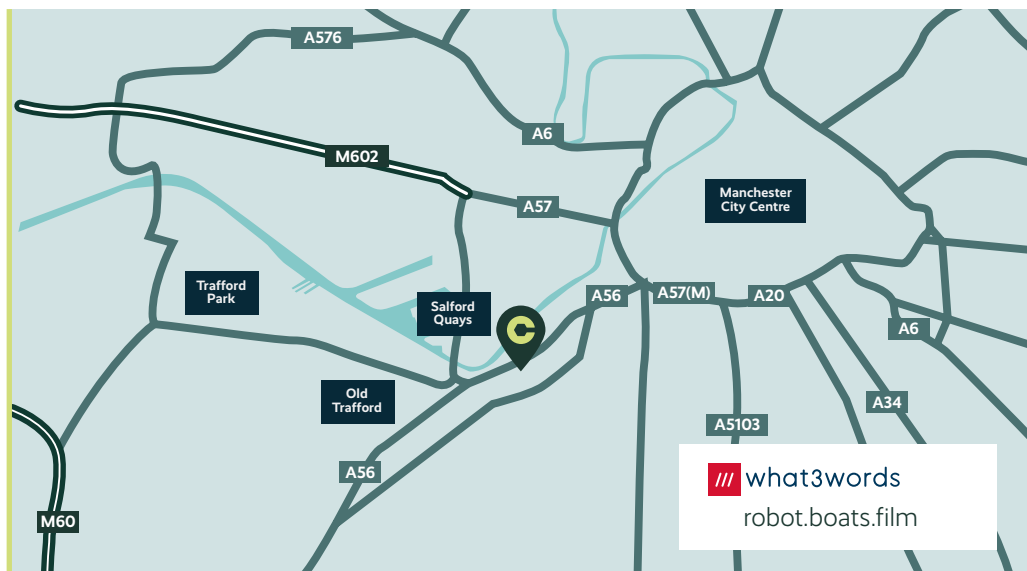


Targeting
EPC A+ rating



Right spaces. Right places.

32 Brindley Road, Old Trafford, Stretford,
Manchester M16 9SD



Road	Distance (miles)
M60	2.8
M62	6
M6	15

Airport	Distance (miles)
Manchester Airport	9.3
Liverpool John Lennon Airport	32

Rail

Town	Distance (miles)
Manchester City Centre	3
Warrington	19
Liverpool	33
Birmingham	87

Rail	Distance (miles)
Cornbrook Tram Station	0.3
Trafford Bar Tram Station	0.5
Manchester Piccadilly	0.6
Manchester Victoria	2.2

urbanxmanchester.co.uk

Contact agents to find out more



Alex Palfreyman
07870 999 773
apalfreyman@savills.com



John Barton
07501 773672
john@bcrealestate.co.uk

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. Aug 2026 | 263033.08/26

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Andy Farrer
07736 072351
afarrer@chancerygate.com