Space Industrial

Unit 6

Manchester Trade Park,
Oldham Road,
Manchester M40 5AX



Leasehold | Industrial | warehouse unit

8,669 sq ft (805 sq m) Fully refurbished trade counter unit

with office accommodation

- Front and rear loading
- Comprehensively refurbished
- Prominent trade counter location

Manchester Trade Park is prominently situated fronting Oldham Road, approximately 2 miles north east of Manchester city centre. Oldham Road benefits from being one of the main arterial routes into Manchester, linking the city centre with the M60, just 3 miles to the north east.

Occupational costs

	Per annum (£)	Rent (£ per sq ft)
Rent	£108,362.50	£12.50
Service Charge	£4,963.11	£0.57
Business Rates	£1,922.98	£0.22
Total cost	£115,248.59	£13.29

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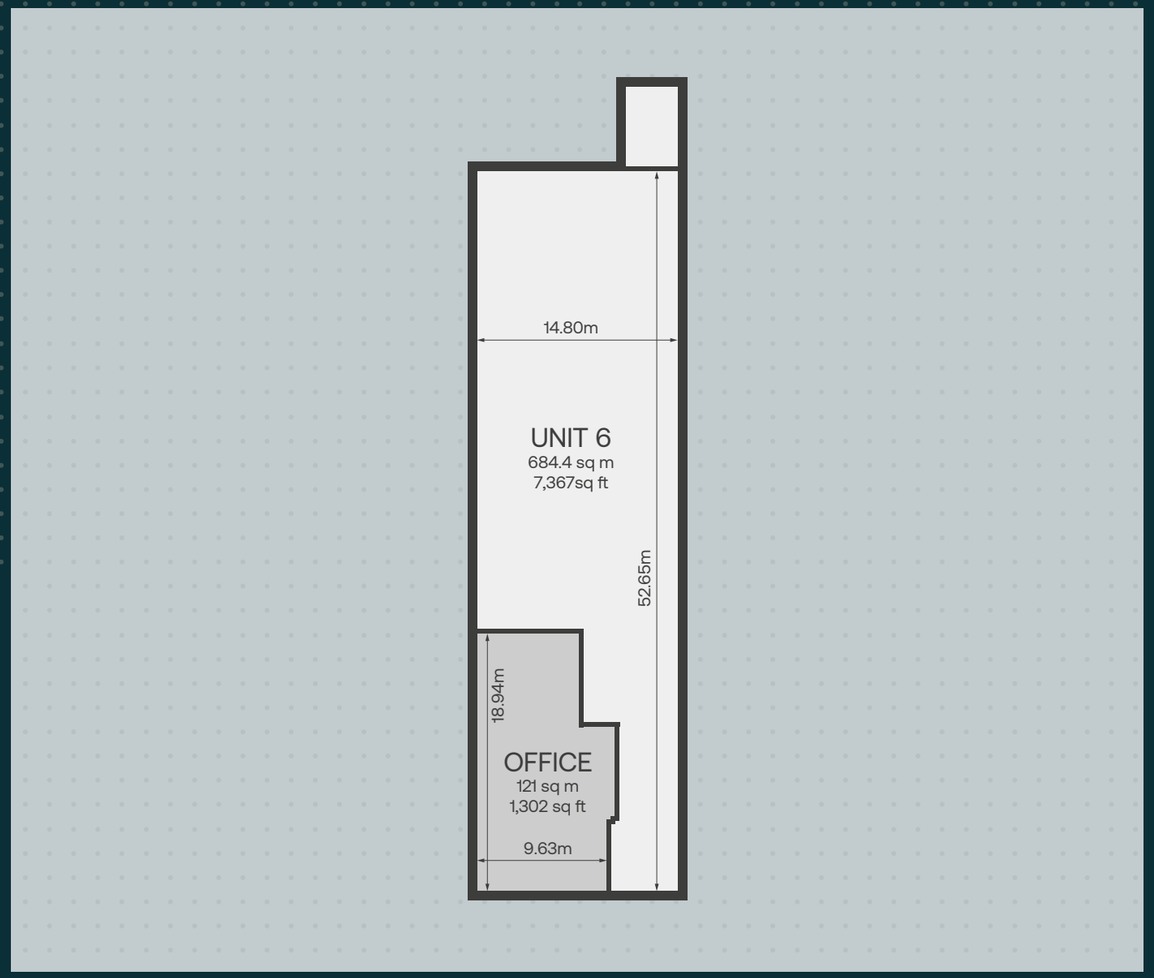
Accommodation breakdown

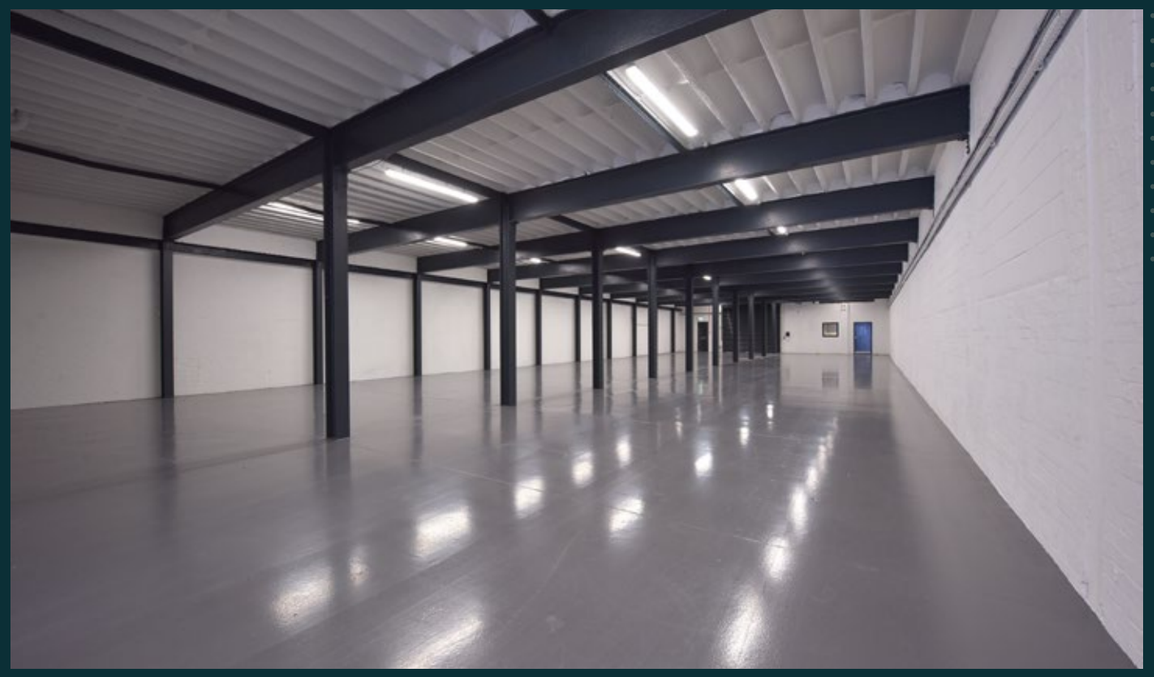
	Sq ft	Sq m
Warehouse	7,367	684.4
Office	1,302	121
Total	8,669	805.4

Specification

- Prominent trade counter location
- Ample customer and staff parking
- Front and rear loading
- 24 hr access
- Three phase power







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Manchester Trade Park

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Location

Manchester Trade Park is situated within an established industrial location with excellent connectivity with direct access to the A62.



M57
3 miles

M60
3 miles

Manchester Victoria Rail station
2 miles

Manchester Airport
12 miles

Additional information

Planning class	General industrial
Lease summary	The unit is available on flexible terms. Please contact us for more details
Viewings	By appointment only
Legal costs	Each party will be responsible for their own legal costs incurred
EPC	B

Key contacts

DTRE

Jack Weatherilt
jack.weatherilt@dtre.com
07920 468 487

Matt Styles
matt.styles@dtre.com
07701 275 588

BC REAL ESTATE

Gary Chapman
gary@bcrealestate.co.uk
07887 578 506

John Barton
john@bcrealestate.co.uk
07501 773 672

Misrepresentation Act: These particulars are believed to be correct at the date of publication, but their accuracy is in no way guaranteed, neither do they form part of any contract. All areas are approximate. January 2026.