

Westside

Salford M30 7EY

To let

**9 new trade and industrial/
warehouse units**

6,148 - 23,503 sq ft



Chancerygate **CBRE** Investment
a dream company Management

Strategic locations. Sustainable buildings.

Westside is strategically located adjacent to the M60 and is within a 4 minute drive of the M60, M62 and the M602 motorways, providing excellent road connectivity.

Highly accessible from Manchester City Centre and the important affluent areas of West and South West Manchester, the site is ideally located for serving the surrounding urban population hubs. The recently built Salford Western Gateway Bridge provides further access routes to the east, notably the Trafford Centre and Trafford Park and the A57 links the site to Junction 21 of M6 to the west.





Trafford Park

Manchester City Centre

The Trafford Centre

Travelodge

David Lloyd

CHILL FACTORY

M60

SALT SHARKS

ST. HELENS

ALDI

Stadium Way



Great Bear Distribution

< J21 M6

Barton Aerodrome

A57

Stadium Way



Accommodation

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

Unit	Ground floor	First floor	Total
1	9,418	2,788	12,206
2	6,068	1,232	7,300
3	6,862	1,392	8,254
4	6,458	1,305	7,763
5	19,738	3,765	23,503
6	13,172	2,634	15,806
7	11,057	2,160	13,218
8	8,167	2,282	10,449
9	4,941	1,207	6,148
Total			104,646



Industrial & warehouse

6,148 - 23,503 sq ft

Flexible industrial/warehouse units with fully fitted first floor offices.

Available Q4 2027



37.5kN sq m
floor loading



8.5m minimum
clear internal height



Ability to
combine units



24/7 access
available



WC's and shower
facilities



Fitted first
floor offices



Kitchenette



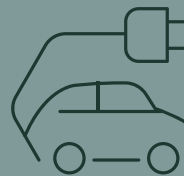
Air source
heat pumps



Landscaped
environment



12 year collateral
warranty available



EV charging



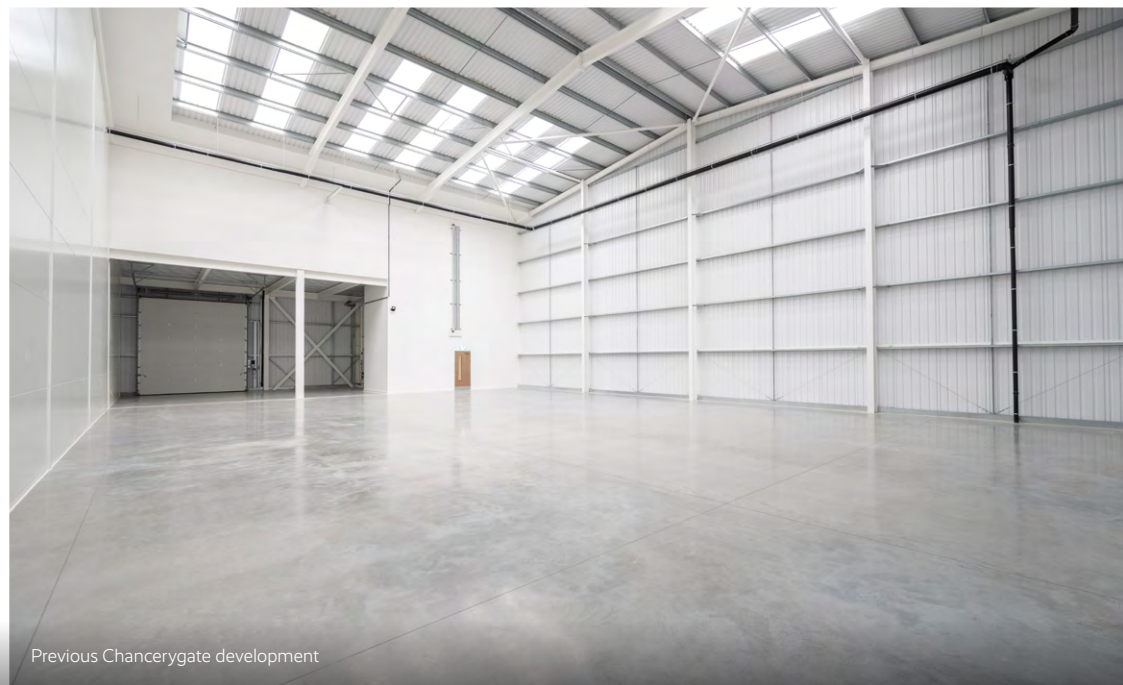
Solar power



CGI of units 1-5



Previous Chancerygate development



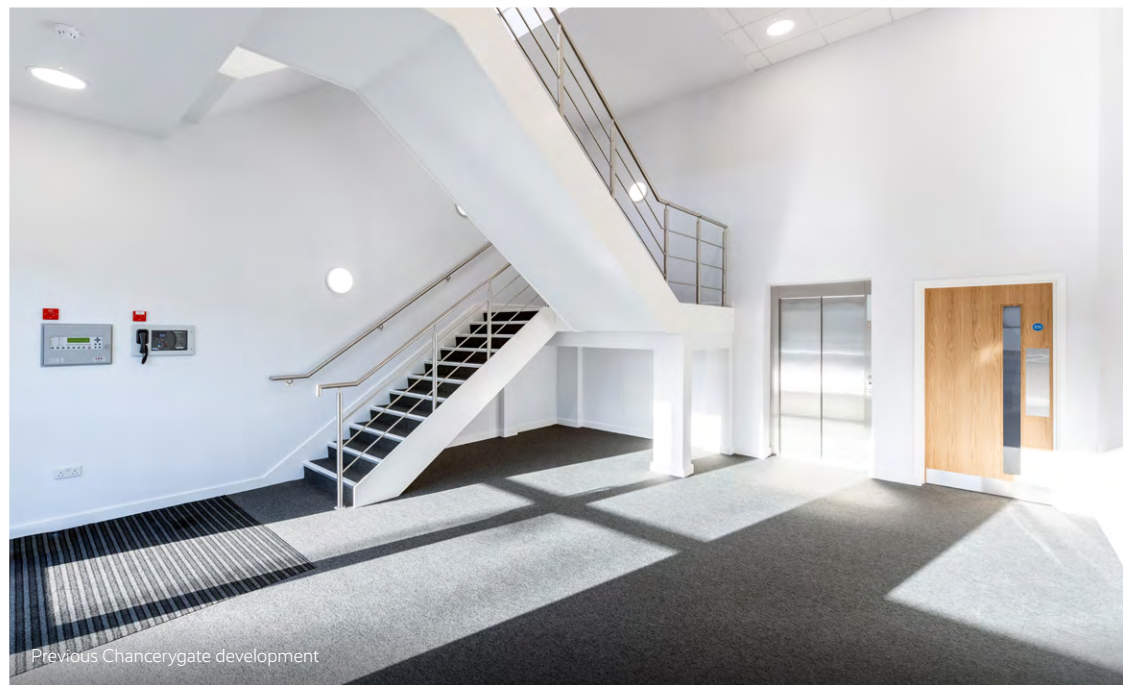
Previous Chancerygate development



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 Westside include:

- Solar PV panels to all units*
- Air source heat pumps to 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
- Landscaped communal areas, enhancing biodiversity
- Exterior or interior cycle storage to encourage cycling to work

*Through use of PVs, there will be approximately 117,260 kWh of energy generation on site. This will give an estimated annual cost saving of £32,832 or £0.32 per sq ft (GIA), based on using current energy prices as of July 2025 and assuming 100% PV generation is used on site.



Targeting
BREEAM 'Excellent'

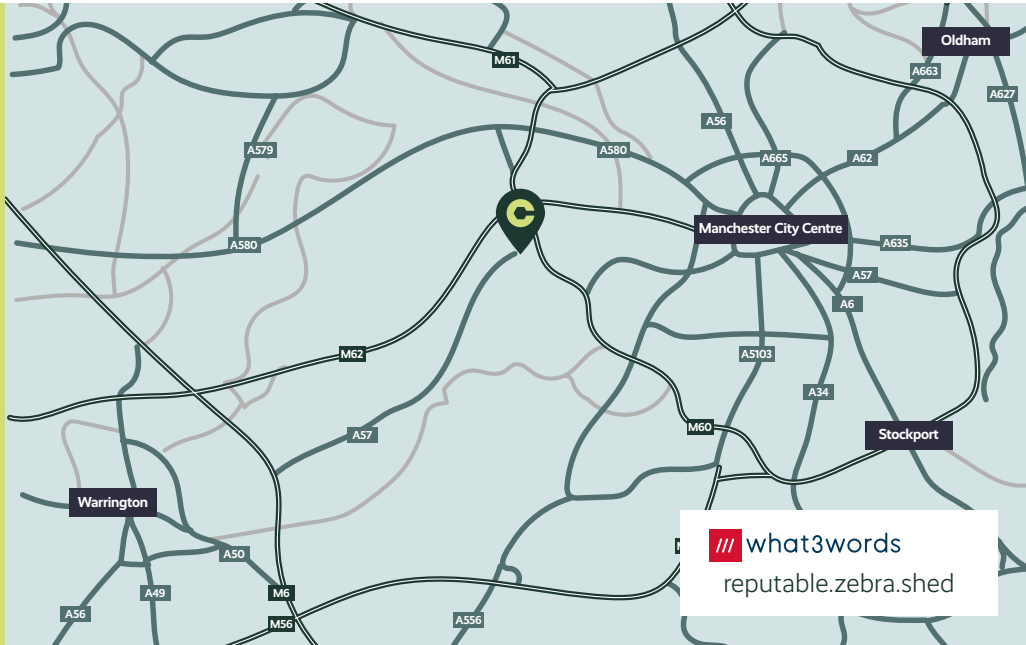


Targeting
EPC A rating



Right spaces.
Right places.

Stadium Way, Eccles, Salford M30 7EY



Road	Distance (miles)
J11 M60	0.6
J12 M62	1.6
J12 M602 / M62	1.6
J15 M61	4.4
J21 M6	8.6
Town	
Trafford Park	1.8
Manchester City Centre	6.5

Airport	Distance (miles)
Manchester Airport	11.1
Rail	
Patricroft	1.3
Eccles	0.8
The Trafford Centre Tram stop	2.1
Moorside	2.2

westsidemanchester.co.uk

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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. Aug 2026 | 262959.08/26

CBRE Investment Management

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