

FOR SALE PRIME 7.67 ACRE DEVELOPMENT SITE

WITH DETAILED PLANNING CONSENT GRANTED FOR BOTH:
MULTI-LET INDUSTRIAL SCHEME **108,533 SQ FT** & DATA CENTRE (20MVA SECURED) **132,483 SQ FT**



WEST



STRATEGIC LOCATION CLOSE TO TRAFFORD PARK & THE M60 / M62 / M602 INTERCHANGE

SALFORD WESTERN GATEWAY / LIVERPOOL ROAD, MANCHESTER M30 7LJ - ADJACENT TO THE CORPACQ STADIUM, M60 J11



A RARE OPPORTUNITY

To purchase a freehold site with detailed planning consent.

SALFORD WESTERN GATEWAY

A57 LIVERPOOL ROAD

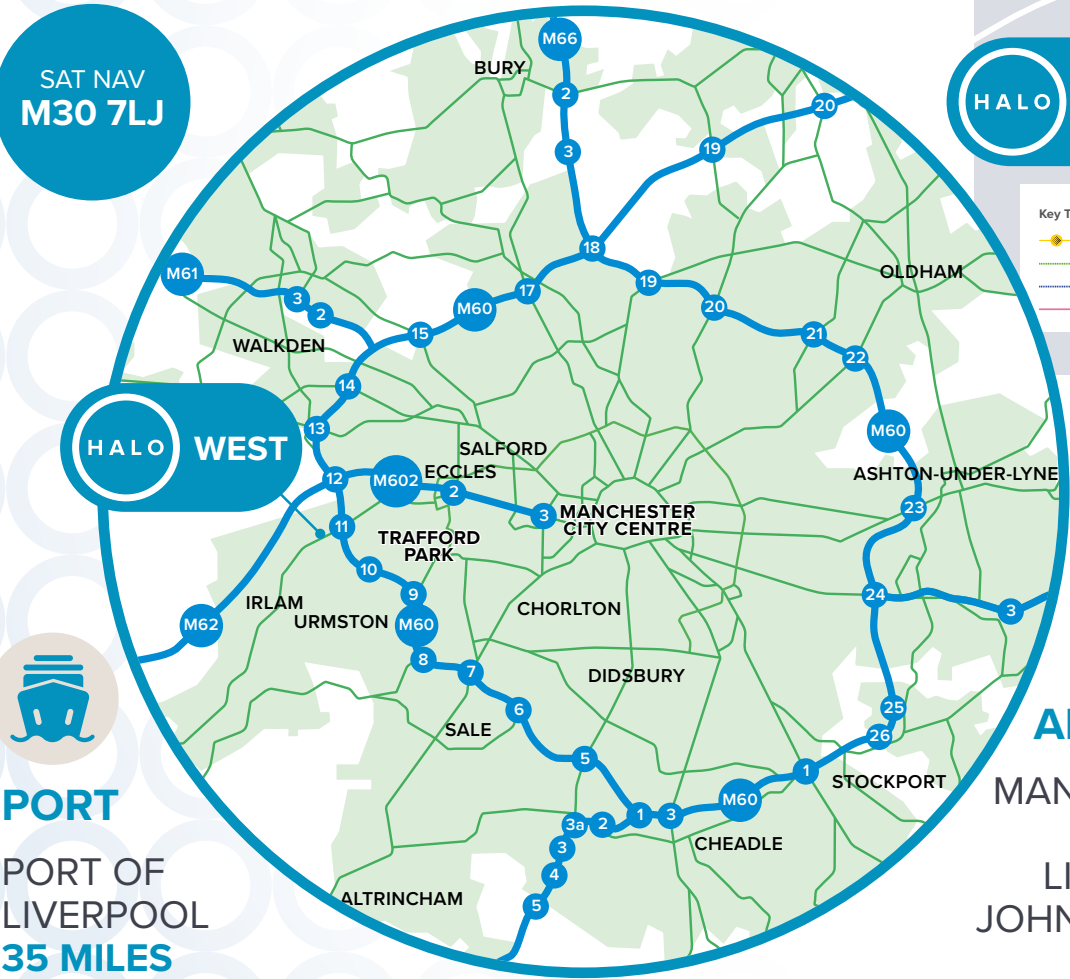
A57 LIVERPOOL ROAD

7.67 ACRES

WITH DETAILED PLANNING FOR A MULTI-LET
INDUSTRIAL SCHEME OR DATA CENTRE

STRATEGIC LOCATION

On the Doorstep of The Trafford Centre and Trafford Park close to Manchester City Centre



AIRPORTS

MANCHESTER
9 MILES
LIVERPOOL
JOHN LENNON
28 MILES



IMMEDIATE MOTORWAY ACCESS at J11 of the M60 leading to M62/ M602

M60 (J11)	0.2 miles	1 min
M62	1 miles	4 mins
M61	4 miles	11 mins
M6	10 miles	12 mins



DRIVE TIMES

Manchester	5 miles	12 mins
Bolton	9 miles	12 mins
Warrington	14 miles	22 mins
Liverpool	29 miles	40 mins
Leeds	47 miles	55 mins
Birmingham	87 miles	1hr 40 mins
London	202 miles	3hrs 40 mins



TO BURY & THE NORTH

M60

M60/M62/M602
INTERCHANGE

M602

TO SALFORD
& MANCHESTER

TO M6, WARRINGTON
& LIVERPOOL

M62

WELL
CONNECTED

J11

M60

TO MANCHESTER AIRPORT
& STOCKPORT

A57 LIVERPOOL ROAD

SALFORD WESTERN GATEWAY

STRONG LABOUR POOL

Within a 60 minute drive...

Total population of **7.6 MILLION** people



3.78 MILLION people economically active

Unemployment rate **2.7% (GB 2.4%)**

4 UNIVERSITIES within the local catchment area



Average wages

27% LOWER

than London

OVER 120,000 registered businesses within a 30 minute drive



TRAFFORD PARK IS HOME TO MORE THAN 1,400 BUSINESSES AND IS EUROPE'S BIGGEST INDUSTRIAL ESTATE. IT COVERS C.1,200 ACRES AND REPRESENTS ONE OF THE LARGEST CONCENTRATIONS OF INDUSTRIAL AND WAREHOUSING SPACE IN THE UK.



Home to the largest **INLAND FREIGHT TERMINAL** in the North West





HALO WEST

CORPACQ STADIUM

11

M60/M62

2

M602

MANCHESTER CITY CENTRE

M60

10

TRAFFORD CENTRE

EVENT CITY

B&Q

SIG

Eddie Stobart

Sainsbury's

Argos

PG

TOOLSTATION

GXO

Expeditors

KUEHNE+NAGEL

Soreen

GREGGS

SCREVFIX

TFS

XPO Logistics

CHEP

TRAFFORD
PARK
ONE OF THE LARGEST
INDUSTRIAL PARKS IN EUROPE &
HOME TO LEADING OCCUPIERS

MediaCityUK

itv

BBC

IMPERIAL WAR MUSEUM

LOWRY

INDUSTRIAL

Planning Secured for Multi-Let Industrial Development

108,533 sq ft

(Planning Ref: PA/2023/0275)

SPECIFICATION



Eaves heights from 8.5m to 10m



1MVA power supply secured



EV charging



BREEAM Very Good



Solar Panels



Natural Roof Lights



Unit	GIA Overall
01	2,825m ² / 30,408ft ²
02A	403m ² / 4,338ft ²
02B	399m ² / 4,295ft ²
02C	399m ² / 4,295ft ²
02D	403m ² / 4,338ft ²
3A	940m ² / 10,118ft ²
3B	1,048m ² / 11,281ft ²
04	3,666m ² / 39,460ft ²
Total	10,083m ² / 108,533ft ²

An aerial photograph of a suburban neighborhood. A large, irregularly shaped plot of land is highlighted with a semi-transparent blue overlay and a thick red border. This plot is situated between a residential street with brick houses and a multi-lane road. To the left of the plot is a parking lot and some commercial buildings. The background shows more residential housing and green spaces.

HALO

WEST

7.67 ACRES OF
POTENTIAL

DATA CENTRE

Detailed Planning Secured for Data Centre

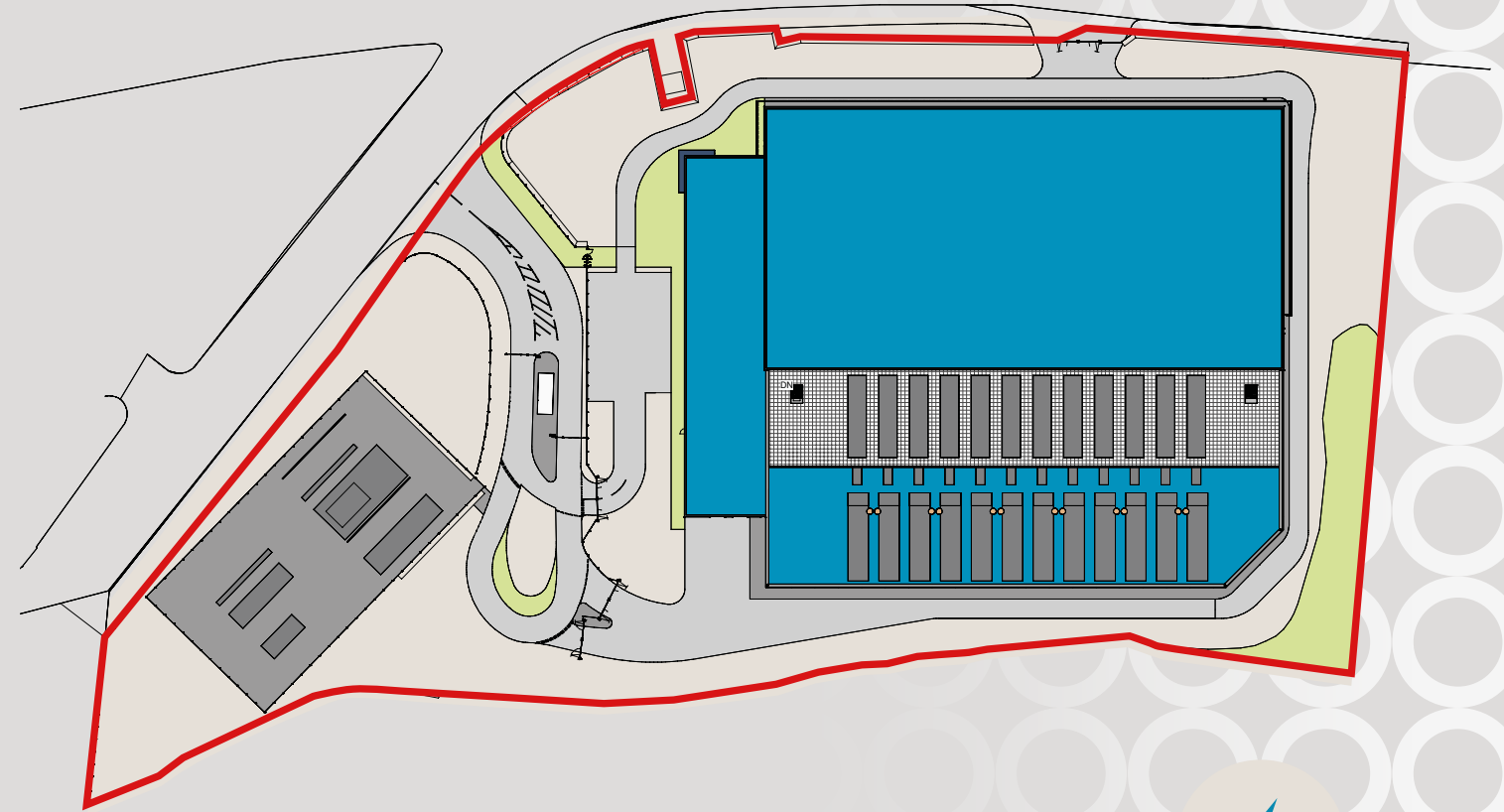
132,483 sq ft

(Planning Ref: PA/2024/1810)

DESCRIPTION

Secured planning permission includes:

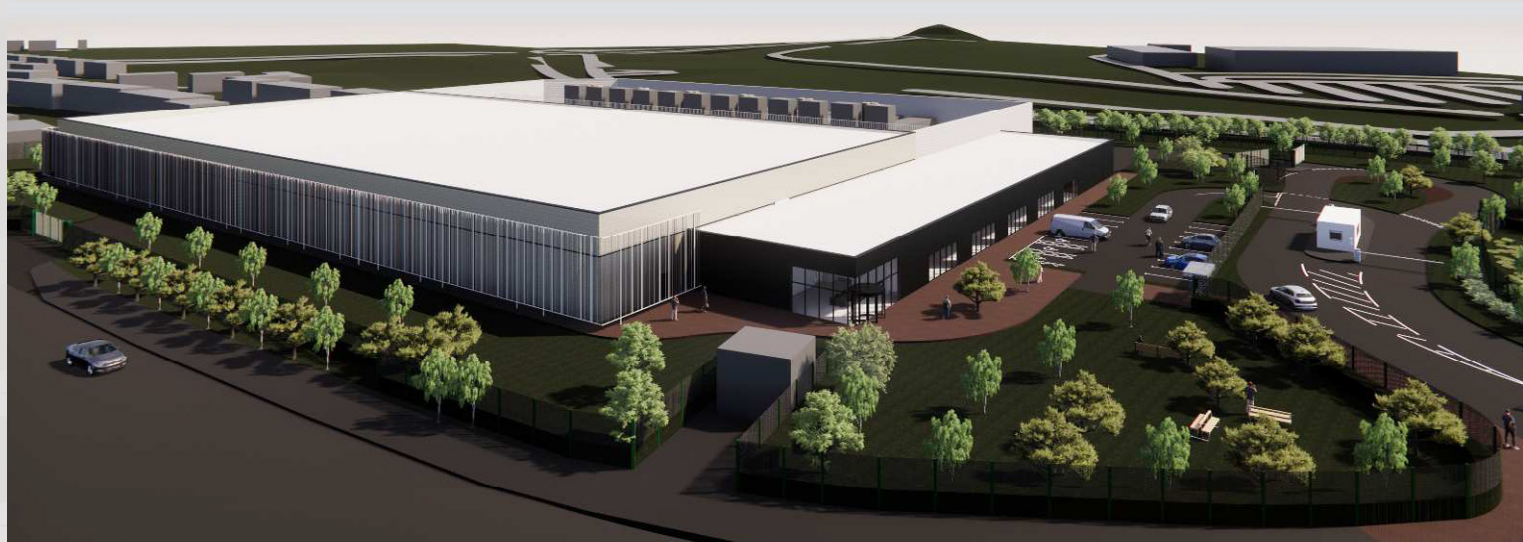
12,000 sq ft of offices and front of house facilities, an 8m **56,000 sq ft** data hall, and **63,500 sq ft** of plant



6 MILES
from Equinix
MA5



9 MILES
to KAO Data,
KMan-01



**ADDITIONAL
20MVA**
is available

Point of Connection Secured
to Sale Primary Substation

Estimated Connection Time:
2-3 years



WEST

LIVERPOOL RD,
ECCLES,
MANCHESTER M30 7LJ

A development by



PEEL WATERS
WATERSIDE REGENERATION

TERMS

For sale, freehold.

PRICE

On application

PLANNING

Approval for B2 and B8 use (Planning Ref: PA/2023/0275)
and Data Centre (Planning Ref: PA/2024/1810).

VAT

All prices quoted are exclusive of but may be liable to VAT

MONEY LAUNDERING

A successful purchaser will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

DATAROOM

Access to the dataroom is available on request.

FURTHER INFORMATION

Please contact the sole agents:

Steve Capper (Industrial & Logistics)

T 0161 455 7666

M +447825 862 770

E steve.capper@cbre.com

James Scott (Data Centre Solutions)

T 020 71822000

M 07827 252609

E james.scott@cbre.com

CBRE

+44 (0)161 455 7666

www.cbre.co.uk

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. October 2025. RB&Co 0161 833 0555. www.richardbarber.co.uk