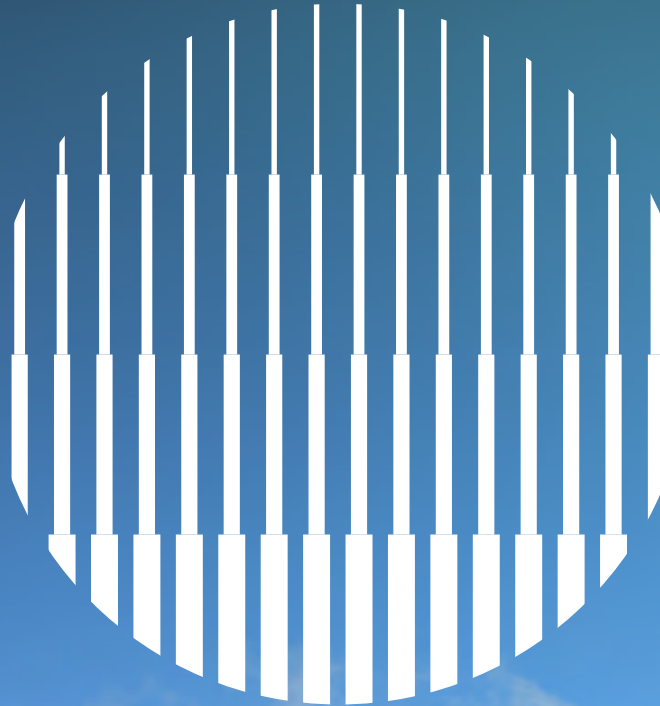


Two New Speculative Industrial
Warehouse Opportunities
Prime M60 Location

///SHIFT.TIPS.SLOPE

119,299 and 163,303 sq ft
Up to 8.2 acres of additional open storage

ON SITE NOW
Available from Summer 2027



SatellitePark

Chadderton | J21 M60 | Manchester | M24 1RU



B8



www.satellite-park.co.uk



LWC Drinks

Widdop & Co

Iceland

Great Bear Distribution

DPD

Bifold FluidPower

Up to 8.2 acres of
additional Open
Storage available

Mono - Pumps

ADI Global Distribution

DVSA



SatellitePark

Costco

Manchester City Centre
4.8 miles / 18 mins

J21

M60

B6393

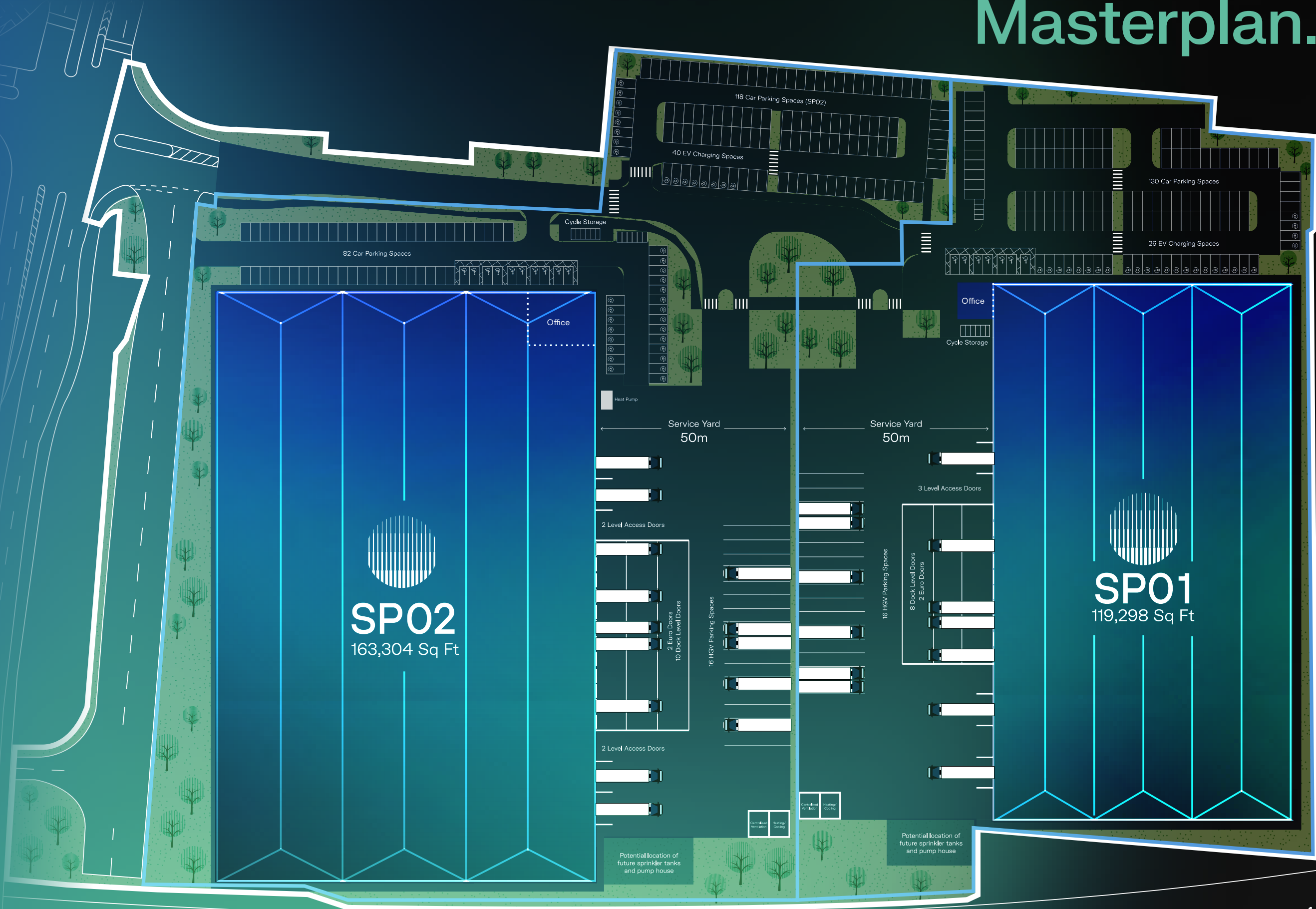
GREENGATE ROAD

M60

Strong Partnerships,
for Companies That
Mean Business.



Smart Planning. Masterplan.





SP One.

Secure Yard

A+ EPC Rating

3 Level Access Doors

8 Dock & 2 Euro Doors

50 KN/m2 Floor Loading

15% Roof Lights

15M Eaves Height

Up to 1 MVA Power
(2MVA across both units)

50M Yard Depth

130 Car Parking Spaces

16 HGV Parking

PV Panels 683 sqm (sized to generate >9.42 kWh/m3)

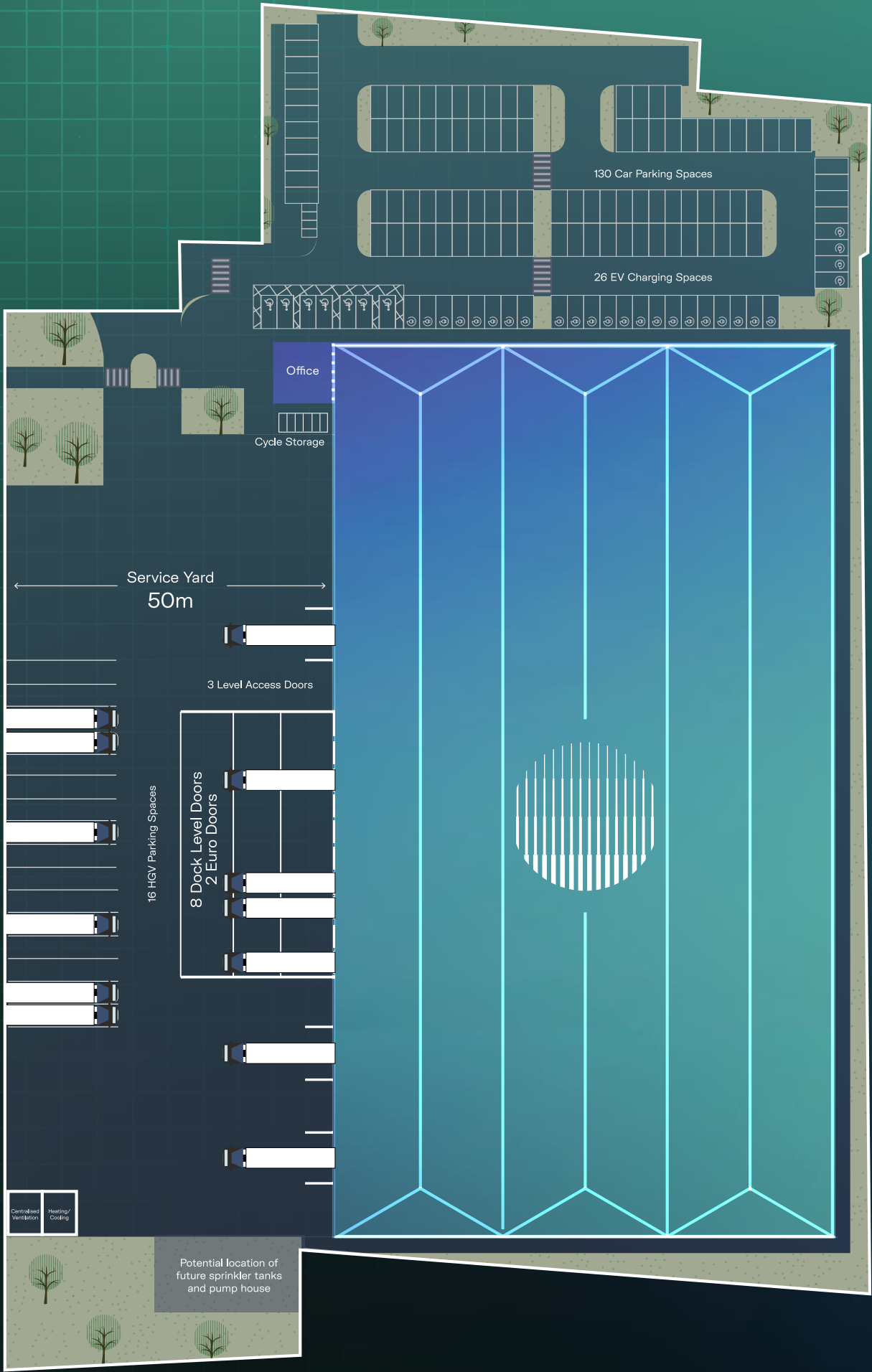
26 EV Charging Spaces

Cycle Storage

BREEAM Excellent

Additional hardstanding of 8.2 acres available (by separate negotiation)

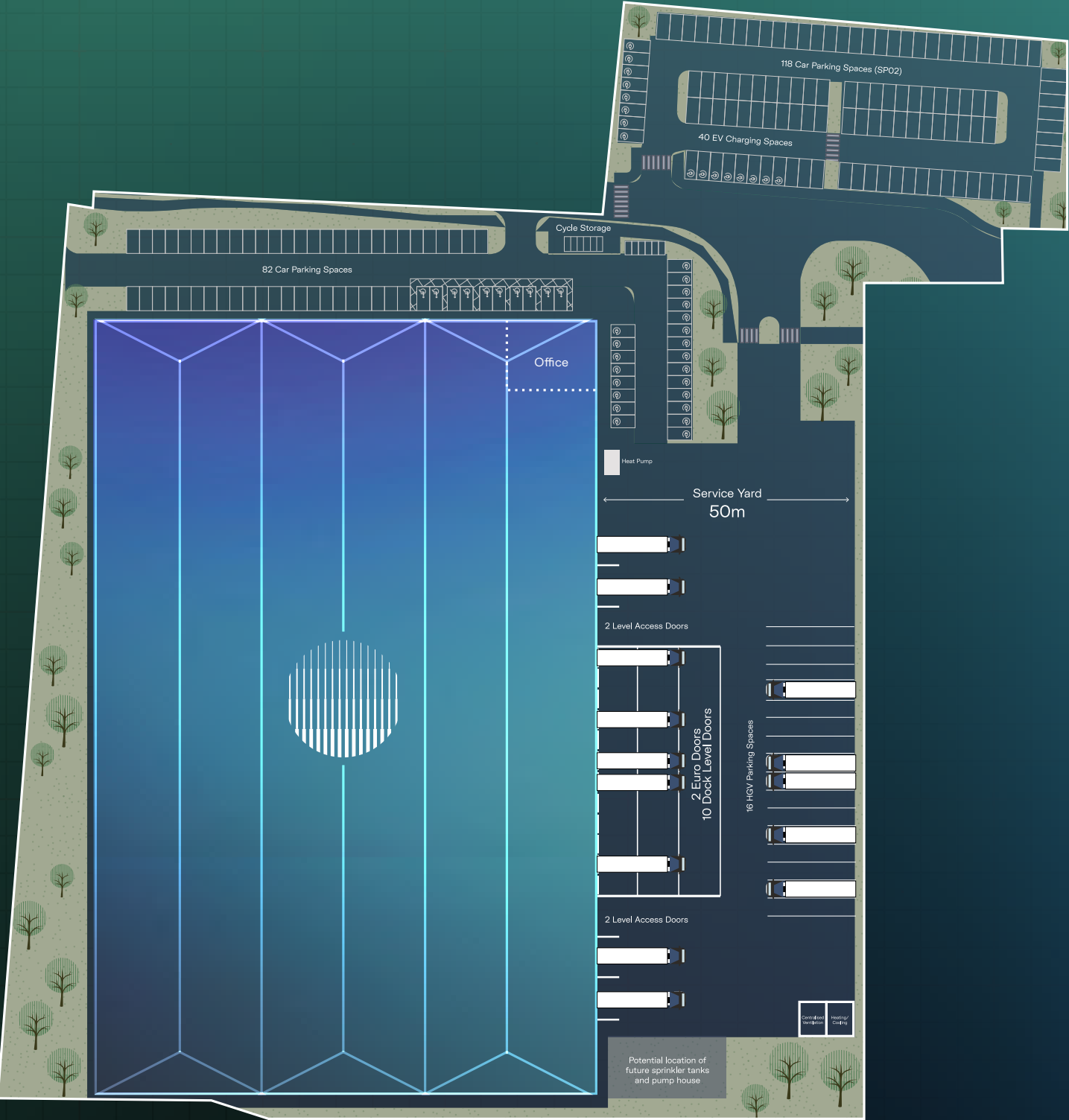
SP One	Sq M	Sq Ft
Ground Floor	10,425	112,209
First Floor Offices	329	3,545
Second Floor Offices	329	3,545
Total	11,083	119,299







SP Two.



Site Performance.

Secure Yard

A+ EPC Rating

4 Level Access Doors

10 Dock & 2 Euro Doors

50 KN/m2 Floor Loading

15% Roof Lights

15M Eaves Height

Up to 1 MVA Power (2MVA across both units)

50M Yard Depth

200 Car Parking Spaces

16 HGV Parking

PV Panels 934 sqm (sized to generate >9.42 kWh/m3)

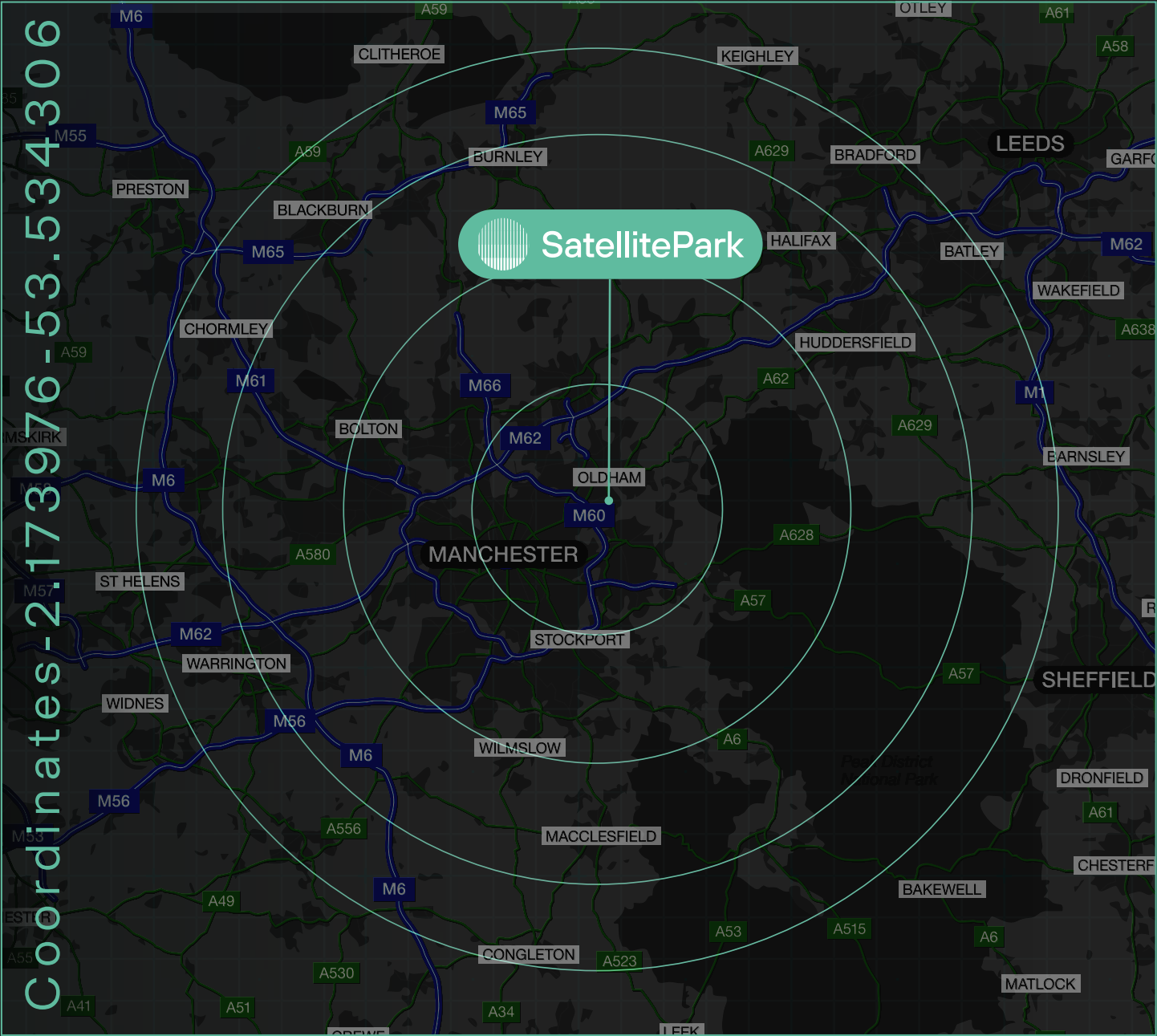
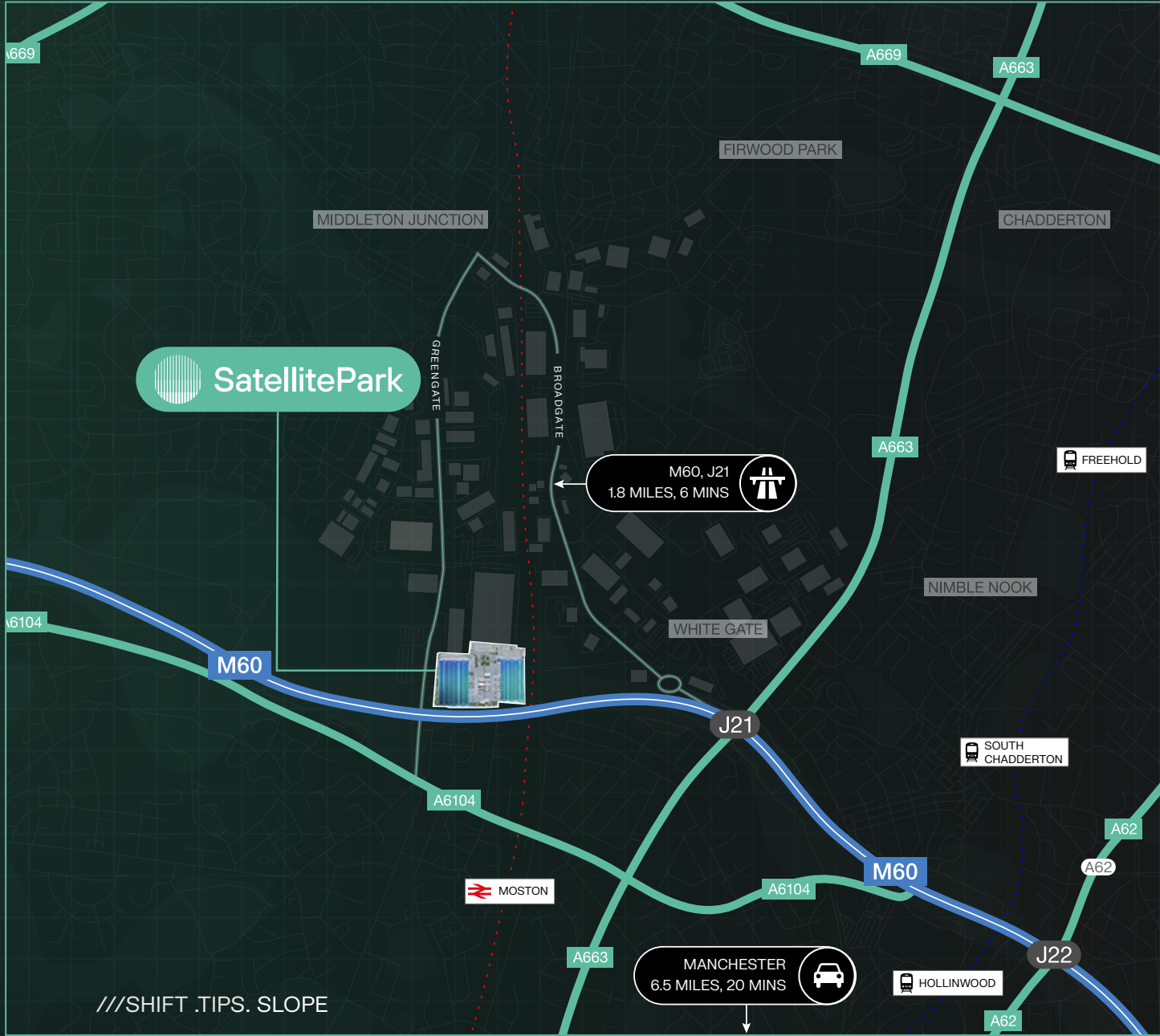
40 EV Charging Spaces

Cycle Storage

BREEAM Excellent

Additional handstanding of 8.2 acres available (by separate negotiation)

SP Two	Sq M	Sq Ft
Ground Floor	14,313	154,059
First Floor Offices	429	4,621
Second Floor Offices	430	4,623
Total	15,172	163,303



Superior Position. The Industrial Beacon of East Manchester.

15 Minutes

715,541 Population

30 Minutes

2,727,909 Population

45 Minutes

5,306,077 Population

1 Hour

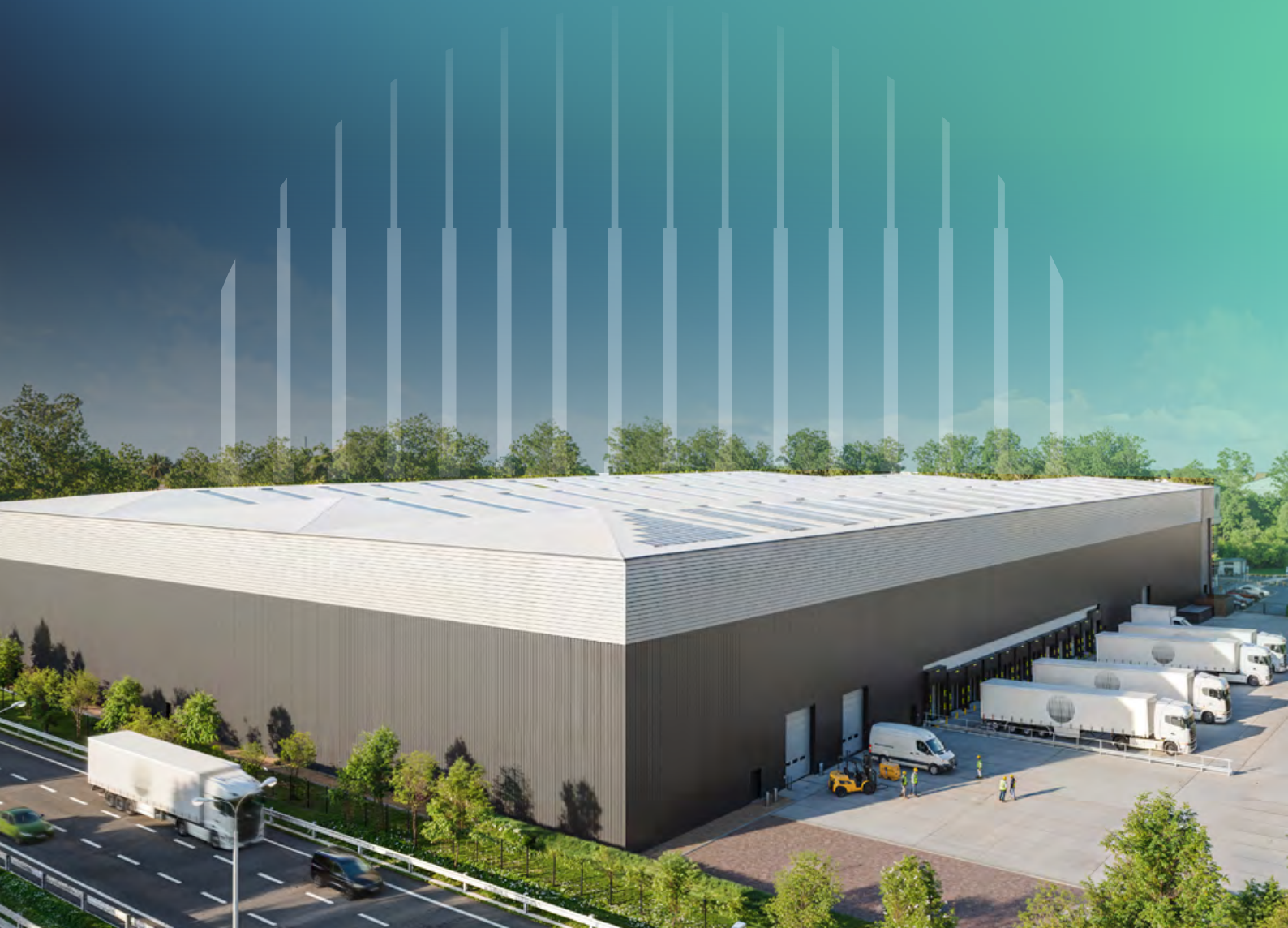
8,218,720 Population

Road	Distance	Time
M60 J21	1.4 Miles	7 Mins
M60 J20	2.2 Miles	8 Mins
M62 J18	4.6 Miles	8 Mins
Manchester City Centre	4.8 Miles	18 Mins

Rail and Airport	Distance	Time
Manchester Piccadilly	5.2 Miles	18 Mins
Manchester Airport	18.3 Miles	26 Mins

SatellitePark

Chadderton | J21 M60 | Manchester | M24 1RU



B8

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 **ROYAL LONDON**
ASSET MANAGEMENT

A development by Royal London

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