

ON BEHALF OF:
network
space

To Let / May Sell | Refurbished Space

Modern detached
industrial unit

Unit B, Bredbury Industrial Park, Horsfield Way, Bredbury, Stockport, SK6 2TD

30,596 sq ft (2,842.5 sq m)

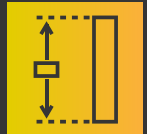
Description

The property comprises a self-contained, detached industrial unit of steel portal frame construction beneath a pitched roof that has just undergone a full comprehensive refurbishment programme.

Internally the unit has a largely open plan warehouse and ground and first floor office content, with two dedicated entrance / exit points. The office accommodation includes welfare facilities, shower room, kitchenette and lift to first floor.



Specification



9m Eaves height



Up to 40 car park spaces



2 dock loading doors



Secure gated, concreted yard



1 level access door



Strong sought after location



200KVA of power



Ground and first floor
office content

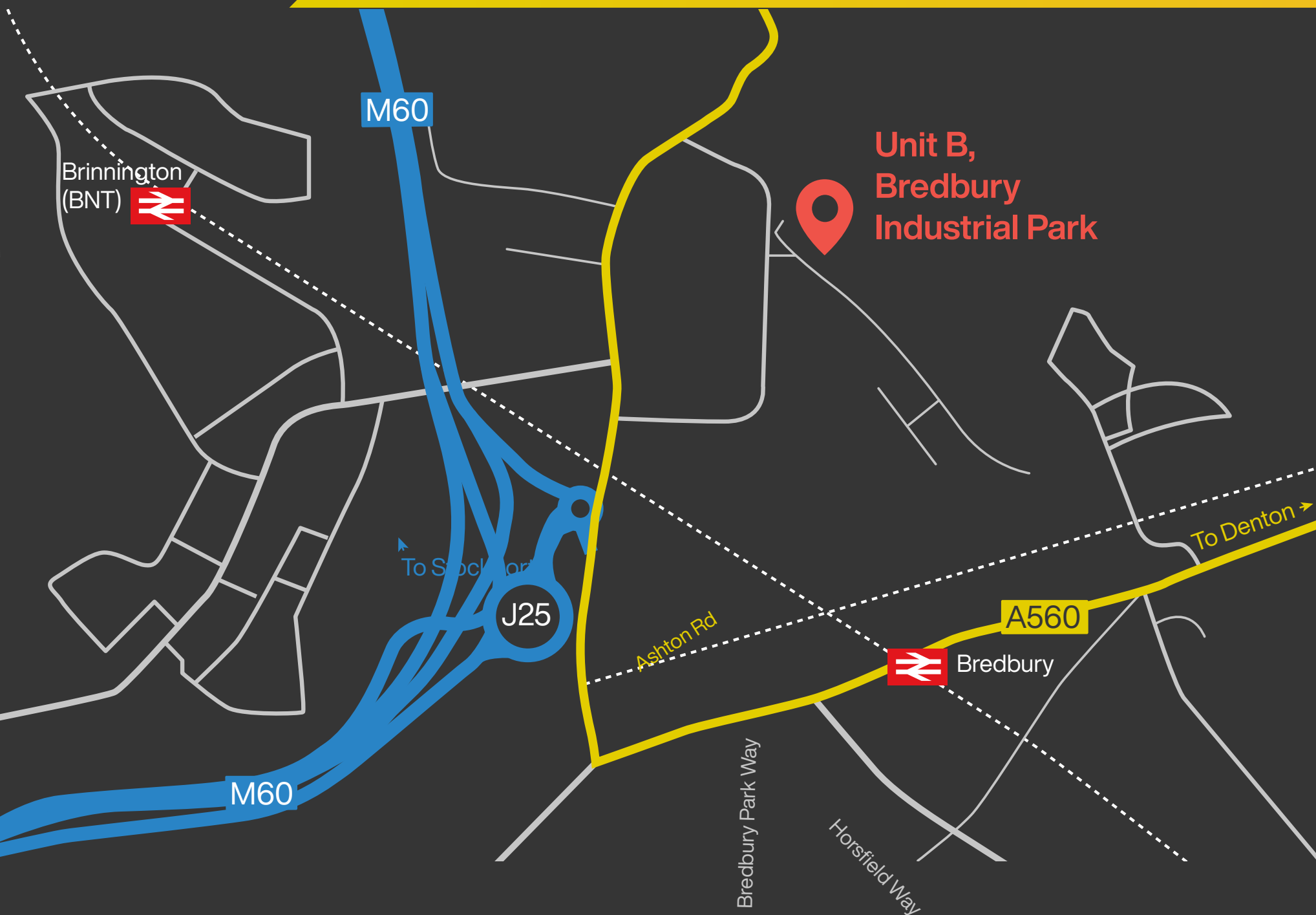


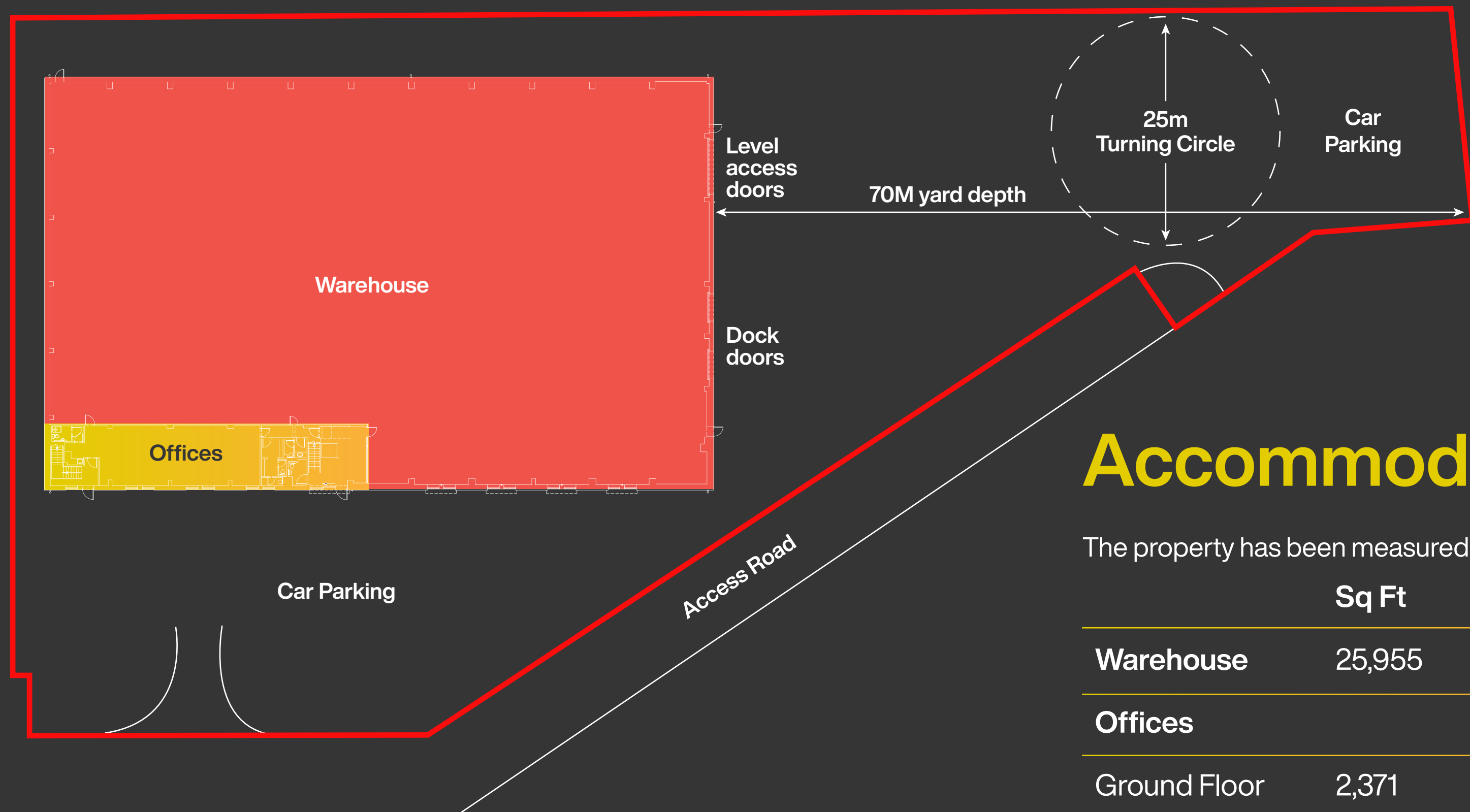
Location

Located on Bredbury Industrial Park, one of Manchester’s principal industrial estates, approximately 0.5 miles from Junction 25 of the M60, providing excellent connectivity to the M56 and M62 motorway network.

The property is approximately 3 miles east of Stockport town centre, 9 miles south of Manchester City Centre and Manchester Airport 10 miles to the west.





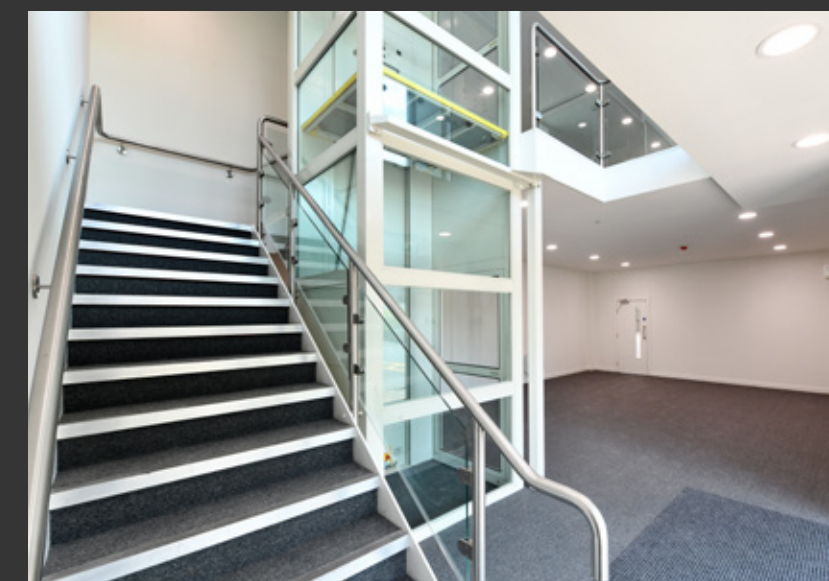


Accommodation

The property has been measured as the following :

	Sq Ft	Sq M
Warehouse	25,955	2,411.3
Offices		
Ground Floor	2,371	220.3
First Floor	2,270	210.9
Total	4,641	431.2
TOTAL	30,596	2,842.5

Gallery



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Further Information

TERMS

The premises are available on a leasehold basis or freehold basis. Terms to be agreed.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

EPC

An energy performance certificate will be available on request.

ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.



VIEWINGS

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