

Unit 13 Lawnhurst Trading Estate

LOGICOR.EU

Bird Hall Lane, Cheadle, Stockport, SK3 0XT

Detached Warehouse on a Self-Contained Site

84,502 sq ft

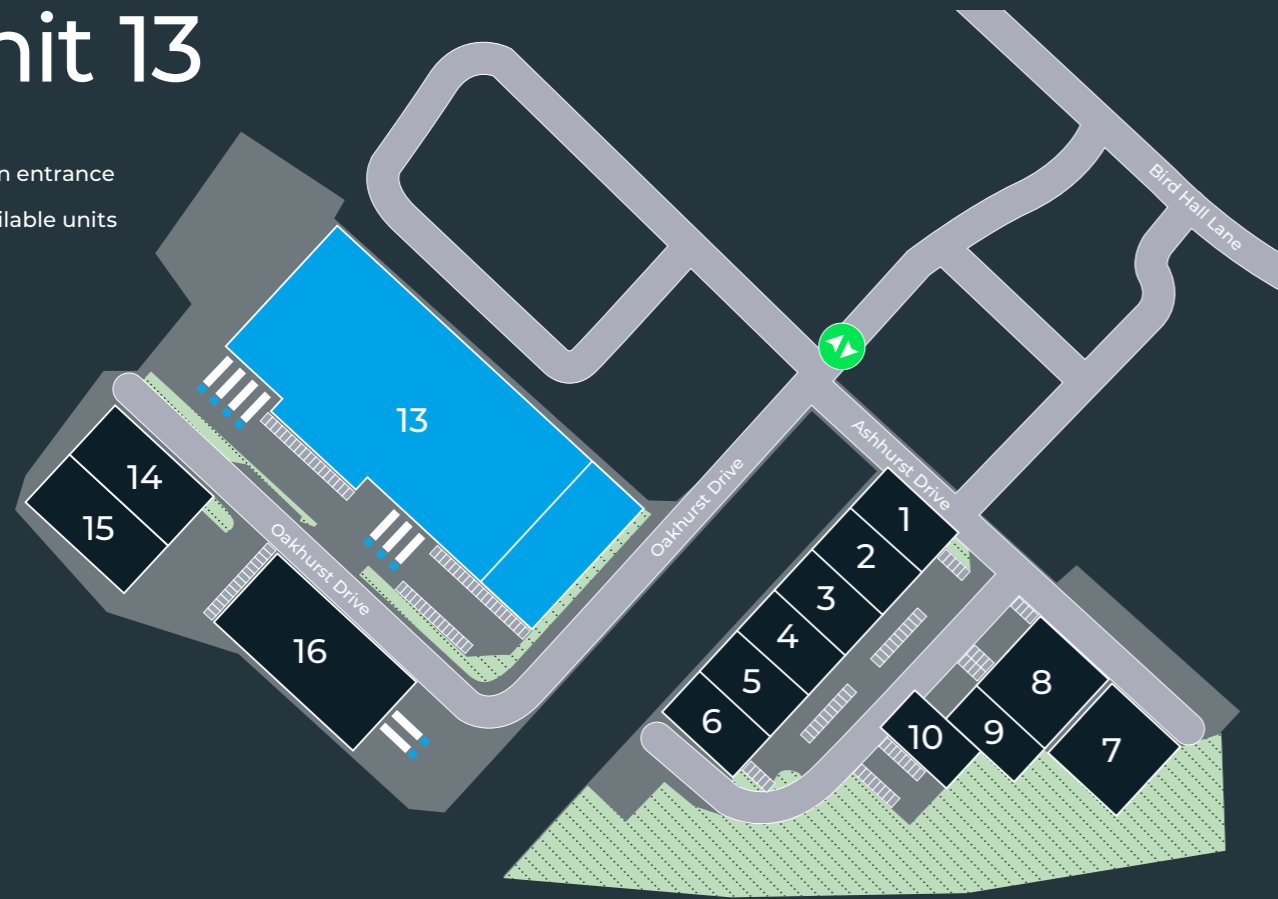
Refurbishment Complete

Available now



Unit 13

- Main entrance
- Available units



Accommodation (GIA Floor Areas)

Unit	Warehouse Sq Ft	Office Sq Ft	Total Sq Ft
13	79,004	5,498	84,502

Specification

- EPC target B
- EV charging
- 3 phase power supply
- Eaves height 7.5m – 8.25m
- Fully refurbished and modernised
- Extensive yard / parking
- Secure self contained yard
- CAT A fit-out offices
- 8 docks and 1 level access loading door
- AC units in offices
- Out of hours on site security
- New insulated roof covering



Lawnhurst Trading Estate

294,772

Stockport has a growing population of 294,772 people

79%

Employment rate of 79%

11%

11% of employee jobs are in manufacturing, transportation and storage

Lawnhurst Trading Estate is located off Bird Hall Lane in Cheadle, an established employment location situated in South Manchester. Unit 13 offers a comprehensively refurbished warehouse/industrial unit that boasts a brand-new roof, new roof lights, and state-of-the-art level access and dock loading doors. The property features a minimum 7.5m eaves height and two-storey offices, all set on a large, self-contained secure site.

3.1%

Unemployment rate of 3.1% (UK average 2.4%)

7.6 MILLION

7.6 Million people live within an hour of Stockport

Source: Nomis



To J2 M60

M60

J1

Stokport Town Centre

Morrisons

aps Group

BUILDBASE
BUILDING & TIMBER SUPPLIES



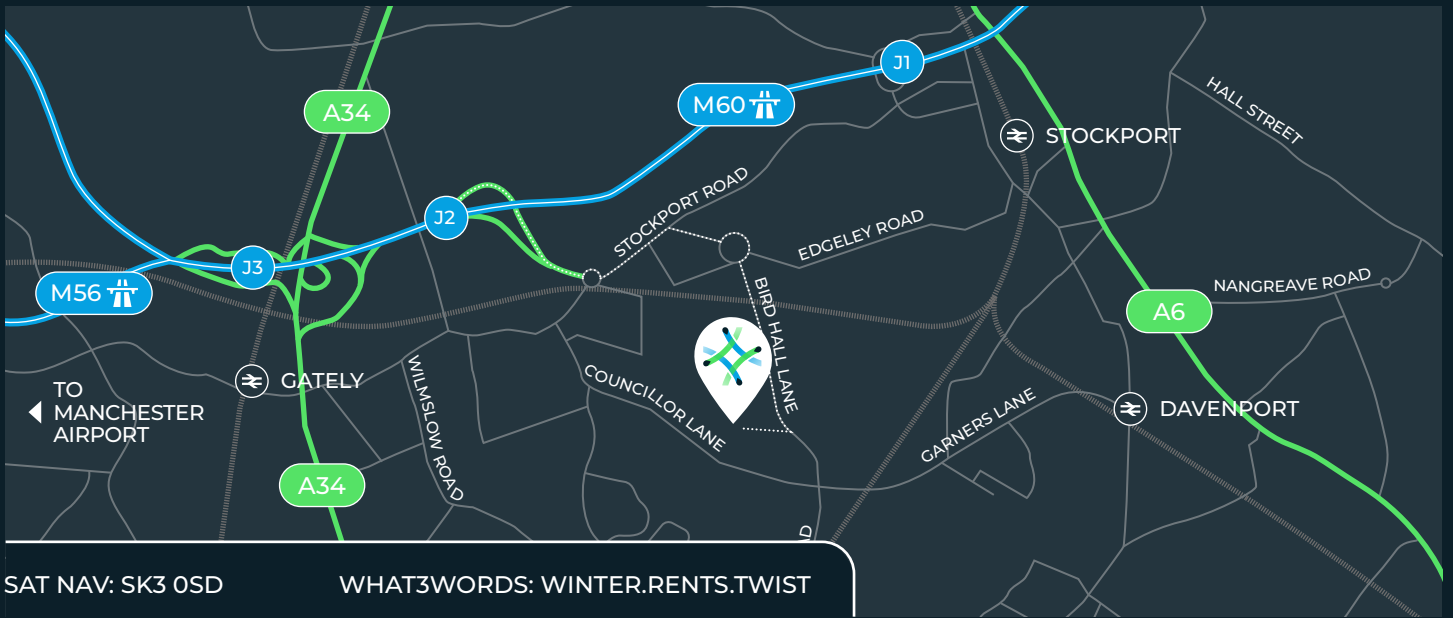
Birdhall Lane

tf solutions

Jet2.com

THALES

Unit 13



Strategic logistics location

Lawnhurst Trading Estate is located in Cheadle, in the metropolitan borough of Stockport, approximately 11 miles to the south of Manchester City Centre and 7 miles northeast of Manchester Airport. It is strategically located within 2 miles of junctions 1 and 2 of the M60 motorway, providing excellent access to the regional motorway network. Manchester Airport is less than a 15-minute drive, while nearby Stockport Train Station is within a 7-minute drive. Stockport Train Station offers direct connectivity to Manchester Piccadilly in 8 minutes and London Euston in under 2 hours.

Location	miles	mins	Mode	miles	mins	Mode	miles	mins
Cheadle Hulme	1.3	4	Car (M60 J2)	2.1	7	Car (Manchester Airport)	7	13
Stockport Station	2.1	7	Car (M56 J1)	3.1	7	Train (Manchester)	10.5	20
Warrington	22	36	Car (M6 J19)	16	21	Train (London Euston)	155	1 hr 59
Manchester	11	32	Car (M62 J12)	15	22			

Please contact us for further information:



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