

# Units 14 & 15 Lawnhurst Trading Estate

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Bird Hall Lane, Cheadle, Stockport, SK3 0XT  
///winter.rents.twist

Semi-detached warehouses on a self-contained site  
10,755 & 11,336 sq ft  
Opportunity to combine both units  
Refurbishment underway

Available Q3 2024





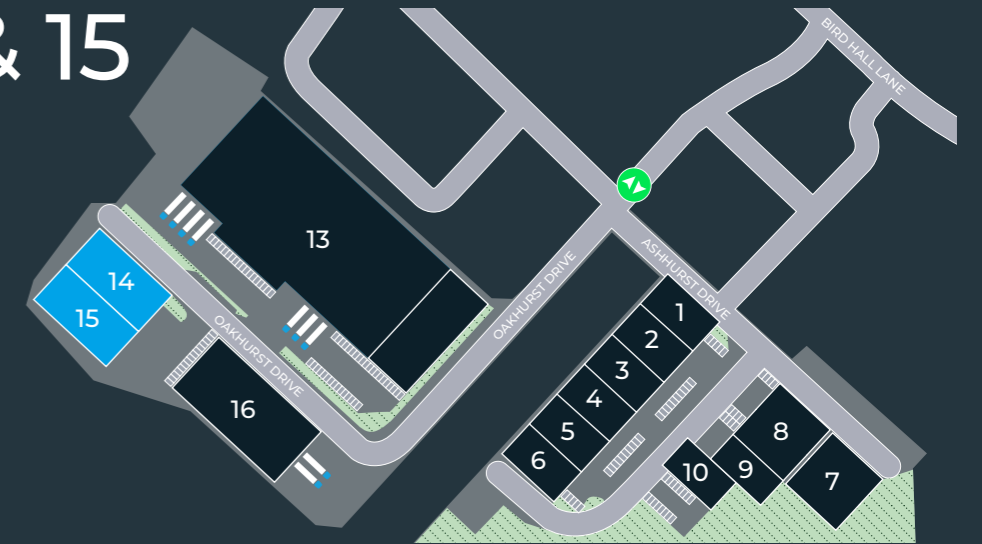
# Lawnhurst Trading Estate

Lawnhurst Trading Estate is located off Bird Hall Lane in Cheadle, an established employment location situated in South Manchester. Unit 14 & 15 offer a comprehensively refurbished warehouse/industrial unit that boasts a newly overclad roof, new roof lights, and new level access loading doors. The properties features a minimum 5.8m eaves height and two-storey offices, all set on a large, self-contained secure site.



## Units 14 & 15













-  Main entrance
-  Available units



### Accommodation (GIA Floor Areas)

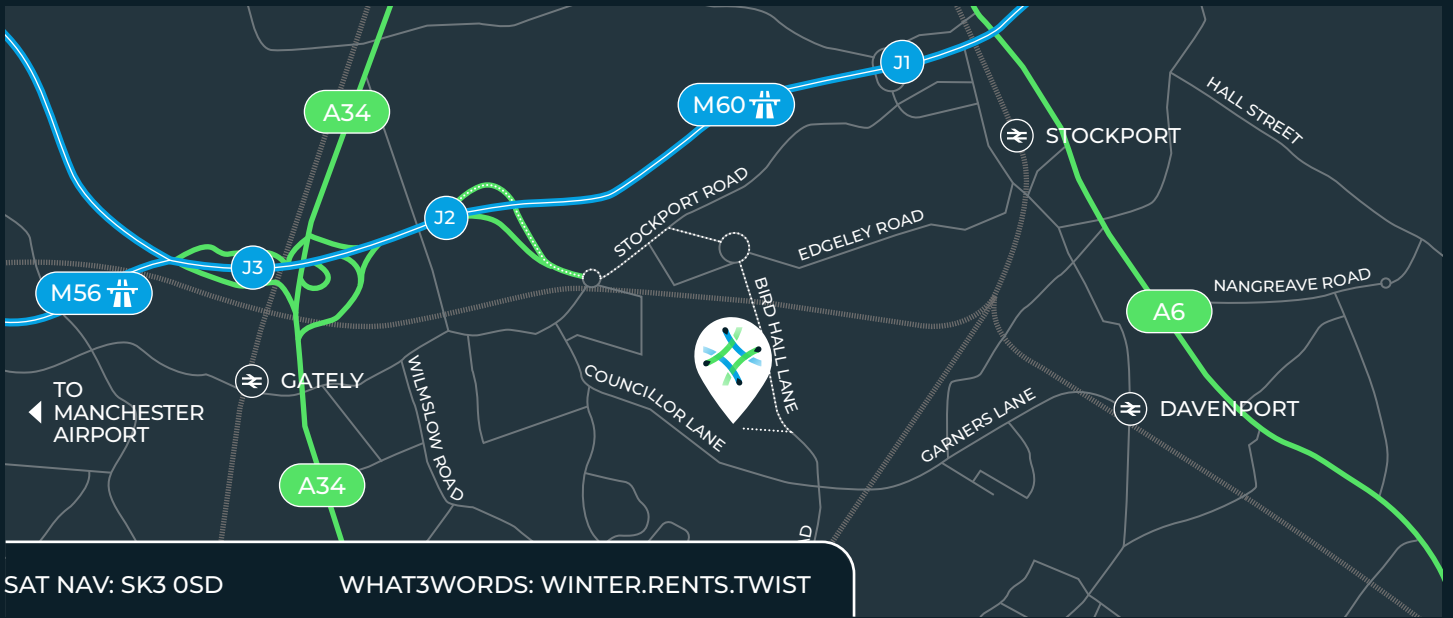
| Unit         | Warehouse Sq Ft | Office Sq Ft | Total Sq Ft   |
|--------------|-----------------|--------------|---------------|
| 14           | 8,964           | 2,372        | 11,336        |
| 15           | 9,205           | 1,550        | 10,755        |
| <b>Total</b> | <b>18,169</b>   | <b>3,922</b> | <b>22,091</b> |

### Specification

-  EPC target B
-  EV charging
-  3 phase power supply
-  Eaves height 5.8m
-  Fully refurbished and modernised
-  Yard / parking
-  Secure self contained yard
-  CAT A fit-out offices
-  1 level access door for Unit 14, and 2 for Unit 15
-  AC units in offices
-  Out of hours on site security
-  New insulated roof covering



\*indicative image



# 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   |                          |       |         |

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