

**Mileway**

# Bredbury Park Stockport

Available to Let  
Warehouse  
79,259 sq ft ( 7,363 sq m )

Circa 70 car parking spaces



11.5 m eaves height



6 docks doors/ 3 level access doors



Two storey office accommodation



Secure self-contained site

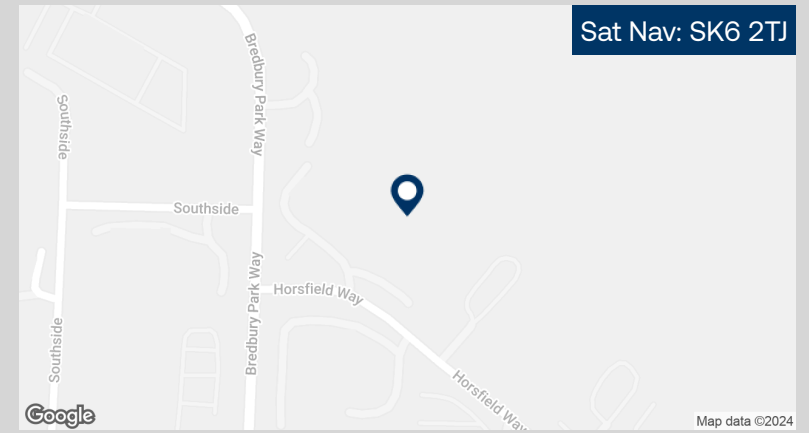


PV installed



# Bredbury Park

Bredbury Park Way, Bredbury, Stockport SK6 2TJ



## Description

A prime HQ logistics facility located in one of the North West's key distribution locations.

The modern main warehouse is divided into two bays with internal block walls plus external loading canopy complete with two storey office accommodation.

The property provides office accommodation and welfare facilities over two floors and refurbished trade counter accommodation to the front ground floor.

Externally, there is a secure yard area to the western elevation which provides good circulation and space for HGVs and ample customer/staff parking provision to the southern elevation. The property is to be extensively refurbished and this should be completed by the end of the year.

## Location

Bredbury Park is located on Bredbury Industrial Estate which has a reputation in the market as a key location for industrial and logistics occupiers in the North West region. The estate lies approximately 3 miles to the east of Stockport town centre and 9 miles to the south of Manchester City Centre.

Located less than a mile to Junction 25 of the M60, Bredbury Park benefits from excellent access to the regional road network. The subject property's position close to the M60 also provides access to the M56, M62 and M6 motorways further establishing its prominence. Bredbury has a local train station with frequent services running to Manchester Piccadilly which provides intercity rail services to all major UK cities.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 1	Warehouse	79,259	7,363	Immediately
Total		79,259	7,363	

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