

NEWLY REFURBISHED WAREHOUSE UNITS AVAILABLE TO LET IN STOCKPORT FROM 8,700 - 52,000 SQ FT (808 - 4,831 SQ M)

**crossleypark**

# crossleypark

## DESCRIPTION

Crossley Park is under new ownership. Paloma Capital is a hands on Investor & Asset Manager who will guide Crossley Park through the next stage of its ongoing development. Exciting times are ahead for this prominent Industrial & Warehouse scheme, which is currently undergoing a dynamic programme of refurbishment and remodelling.

The estate offers a range of industrial / warehouse units, which generally benefit from the following features:

- Refurbished warehouse units, 8,700 - 52,000 sq ft (808 - 4,831 sq m)
- 24/7 manned security with gatehouse & monitored CCTV
- Dedicated loading and car parking areas
- Electrically operated roller shutter doors
- Heating & Lighting
- Bespoke fit-outs available
- Flexible terms available

- Full details of individual unit specifications are available from the letting agents.





**LOCATION**

Crossley Park is situated on Crossley Road, Heaton Chapel, just off the main A6 Stockport to Manchester Road (Wellington Road North). Stockport Town Centre is within 5 minutes drive, access to J1 & J27 of the M60 Orbital Motorway is within 2 miles, whilst Manchester City Centre is 4 miles away to the North and Manchester International Airport 7 miles South-West via the M60 & M56. There is also a regular Inter-City train service between Stockport and London.

**4 MILES FROM MANCHESTER CITY CENTRE**



**WITHIN 5 MINUTES OF THE M60**



AERIAL

# crossleypark



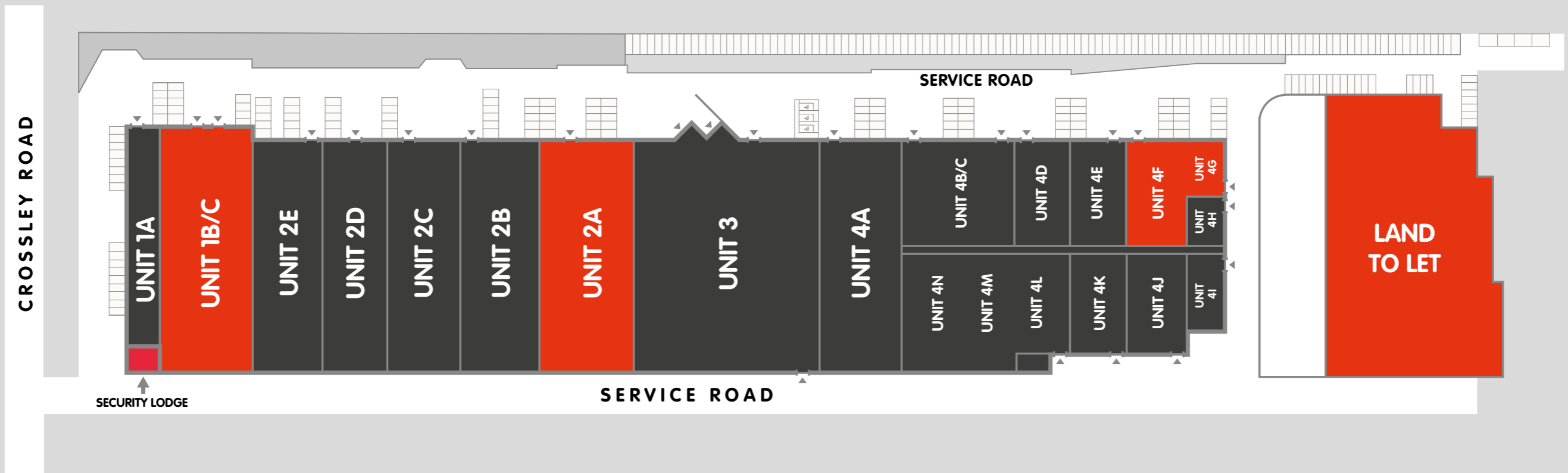
SAT NAV: **SK4 5BF**

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**AVAILABILITY**

Refurbished units within an established business location.



**ACCOMMODATION**

The estate can provide a range of accommodation from 8,500 – 52,000 sq ft (789 – 5,110 sq m).

**ESTATE AMENITIES**

- Well known established business location
- 24 hour site security provisions including manned gatehouse and monitored CCTV
- Fully refurbished accommodation available
- Effective ongoing estate management policy

**CURRENT AVAILABILITY**

|              |              |               |
|--------------|--------------|---------------|
| Unit 1B/C    | 25,881 sq ft | 2,404.00 sq m |
| Unit 2A      | 25,734 sq ft | 2,390.68 sq m |
| Unit 4F & 4G | 11,542 sq ft | 1,072.25 sq m |
| Land         | 1.1 acres    | 0.445 Hectare |

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## FURTHER INFORMATION

The properties are available by way of full repairing and insuring leases, with flexible letting options available.

### BUSINESS RATES

The tenants will be responsible for payment of business rates direct to the Local Authority.

### SERVICE CHARGE

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available on request.

### VAT

All figures quoted are exclusive of VAT at the current prevailing rate.

Viewings can be arranged by appointment with the joint letting agents.

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