

# CROMWELL PARK

## Bredbury SK6 2RY

- › 9 new industrial/warehouse units
- › 2,293 - 59,525 sq ft (units 1-4 combined)
- › Prime North West industrial location

For sale/  
to let

Renold Chain

A6017

Cromwell Trading  
Estate


Benchmark  
Building Supplies

Allied Bakeries

J25

M60

A development by:

Chancerygate 

On site 2024



# CROMWELL PARK

Bredbury Industrial Estate is South Manchester's premier industrial location.

Bredbury industrial estate is home to the largest cluster of industrial occupiers in South Manchester including the likes of Allied Bakeries, Fedex, Robinsons Brewery and Renold Chain.

Excellent connectivity to the M60 Orbital Motorway via junction 25 being just 0.8 miles away.

Stockport Town Centre is 3 miles away.

## Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

## Terms

Available on a freehold and leasehold basis.

## Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground Floor	First Floor	Total
1	18,988	3,014	22,002
2	15,489	2,659	18,148
3	7,190	1,399	8,589
4	8,999	1,787	10,786
5	2,013	872	2,885
6	1,711	743	2,454
7	1,755	764	2,519
8	1,593	700	2,293
9	1,711	743	2,454





# Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

## The green initiatives will include:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic Panels to units 1-4
- Air Sourced Heat Pumps to all units
- 15% warehouse rooflights (or equivalent) increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- Targeting minimum EPC B, BREEAM very good





# Industrial and Warehouse Units 1-4

8,589 up to 59,525 sq ft (units 1-4 combined)

## General Specification

Flexible industrial/warehouse units with fully fitted first floor offices.

### First floor offices:



### Warehouse/industrial:



Computer Generated Image of units 1-4

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Previous Chancerygate development



Previous Chancerygate development



Computer Generated Image of unit 1



# Industrial and Warehouse Units 5-9

2,293 up to 12,605 sq ft (units 5-9 combined)

## General Specification

Flexible industrial/warehouse units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>WCs and shower facilities</p>
 <p>Secure business park</p>	 <p>Generous parking facilities</p>	 <p>12 year collateral warranty available</p>



# CROMWELL PARK



Computer Generated Image of units 5-9



Previous Chancerygate development



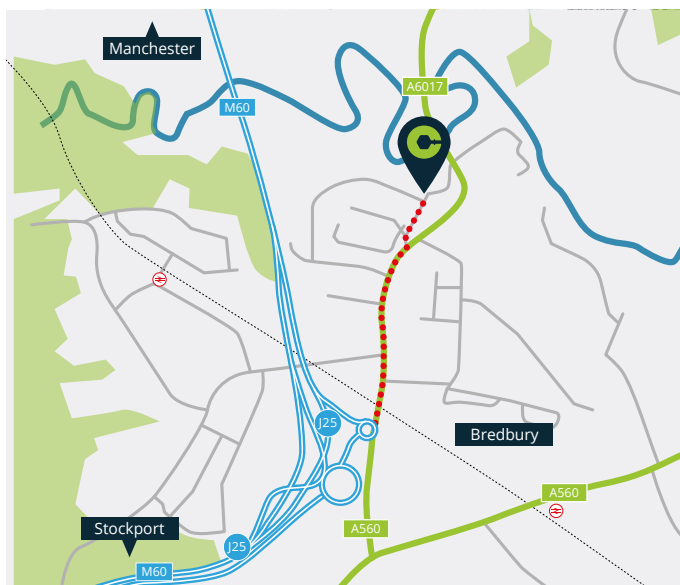
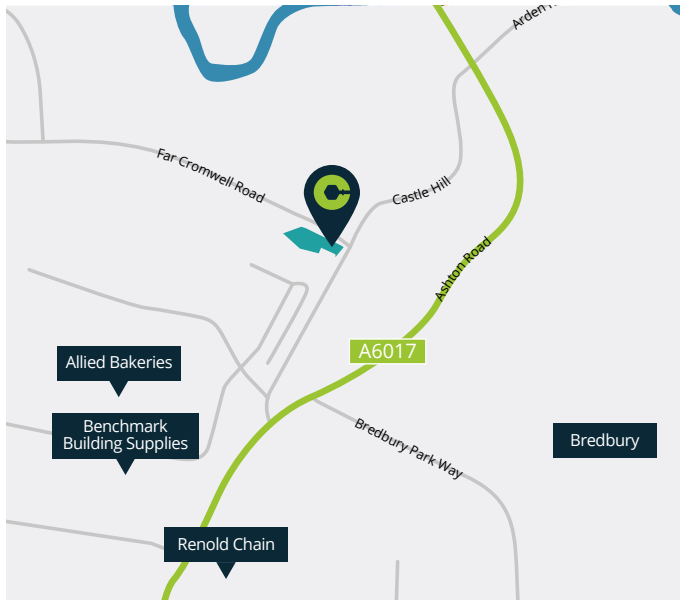
Previous Chancerygate development



Previous Chancerygate development



# CROMWELL PARK



[cromwellparkbredbury.co.uk](http://cromwellparkbredbury.co.uk)

## Travel Distances

### 🚗 Road:

M60 (J25)	0.8 miles
Bredbury Town Centre	1.5 miles
Stockport Town Centre	3 miles
Manchester City Centre (via A57)	8.3 miles

### 🚆 Rail:

Bredbury Train Station	1.4 miles
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### ✈️ Airport:

Manchester Airport	9.5 miles
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Castle Hill Road  
Bredbury SK6 2RY

/// [snack.treat.monday](http://snack.treat.monday)

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. November 2023.

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