



## Southfield 25

Ashton Road  
Bredbury  
SK6 2QN

FROM  
**4000**  
**SQFT**



- Trade Counter/Warehouse
- New Build
- Extremely Prominent
- 0.2miles to J25 of M60
- Extensive Parking
- Screwfix, Northgate, Brewers on Site

## Location

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A brand new development of 10 trade/warehouse units located within 0.2 miles of Junction 25 of the M60 in Bredbury. Extremely prominent roadside position with return frontage onto Ashton Road and Lingard Lane.

J25 M60 - 0.2 miles

Manchester City Centre- 6 miles

Manchester Airport - 9 miles

Stockport Railway - 1.5 miles

Key local occupiers include Allied Bakeries, Smiths, TNT, Greggs, Subway.



## Description

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The property specification can be summarised as follows:

- Steel Portal Frame Construction
- Full Height Electrically Operated Loading Doors
- Floor Loading Capacity 30kn/per sqm
- Fully secured site with timed electronic gates
- Eaves up to 7m

## Accommodation

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Unit A - 3875 sq ft **LET TO NORTHGATE**

Unit B - 3875 sq ft **LET TO NORTHGATE**

Unit C - 2890 sq ft **UNDER OFFER**

Unit D - 4982 sq ft

Unit 1- 4000 sq ft **LET TO SCREWFIX**

Unit 2 - 4000 sq ft **LET TO BREWER & SONS**

Unit 3 - 4000 sq ft **LET TO J. ROTHERAM**

Unit 4 - 4000 sq ft

Unit 5 - 4000 sq ft

Unit 6 - 3520 sq ft **UNDER OFFER**

## Services

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All mains services available to the property. Three phase, gas, water and drainage

## Terms

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Available on a leasehold basis with the terms on application

## Rent

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Rent on application



### Misrepresentation Act

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