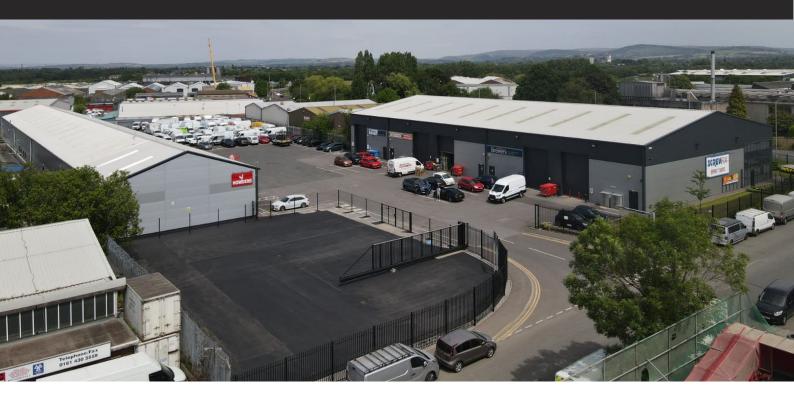
## **MBRE**



# Southfield 25 Ashton Road Bredbury SK6 2QN





- Land/Yard
- Extremely Prominent
- Trade Counter Location
- Full Perimeter Fenced & Gated
- 0.2miles to J25 of M60
- Screwfix, Northgate, Brewers on Site

# **MBRE**

### Location

A brand new development of 10 trade/warehouse units located within 0.2miles 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

Estate occupiers include Northgate, Howdens, Screwfix, Brewers, Toolstation, Andrews Tiles & Motor Parts Direct





### **Description**

#### 0.2 Acres of land

- · Full perimeter fenced and gated
- · Extremely prominent with direct frontage onto Lingard Lane
- · Fully surfaced
- · Located on trade counter estate
- Within 0.2 miles of the M60
- Suitable for Trade, Merchants, External Storage, Parking or variety of other uses STP



### **Accommodation**

Unit A - 3875 sq ft LET TO NORTHGATE

Unit B - 3875 sq ft LET TO NORTHGATE

Unit C - 2890 sq ft LET TO MOTOR PARTS DIRECT

Unit D - 7050 sq ft LET TO HOWDENS

Unit 1-4000 sq ft LET TO SCREWFIX

Unit 2 - 4000 sq ft LET TO BREWER & SONS

Unit 3 - 4000 sq ft LET TO ANDREWS TILES

Unit 4 - 4000 sq ft LET TO TOOLSTATION

Unit 5 - 4000 sq ft LET TO PAINTWELL

0.2 acres IMMEDIATELY AVAILABLE

#### **Terms**

Available on a leasehold basis with the terms on application

#### Rent

Rent on application

#### **Services**

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

#### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. February 2019.

## **MBRE**