



Unit A3 Lingard Court

Lingard Lane
Bredbury
SK6 2QU

**2,673
SQ.FT.**



- Warehouse / Office Hybrid
- Full Height Loading Door
- Extremely Prominent
- Max Height 8m
- Within Trade & Warehouse Cluster
- 4 Allocated Car Parking Spaces
- Three Phase Electricity
- Within 0.3 miles of M60

Location

A terrace of 4 warehouse office units located within 0.3 miles of Junction 25 of the M60 in Bredbury. Extremely prominent roadside position with visibility direct from Lingard Lane.

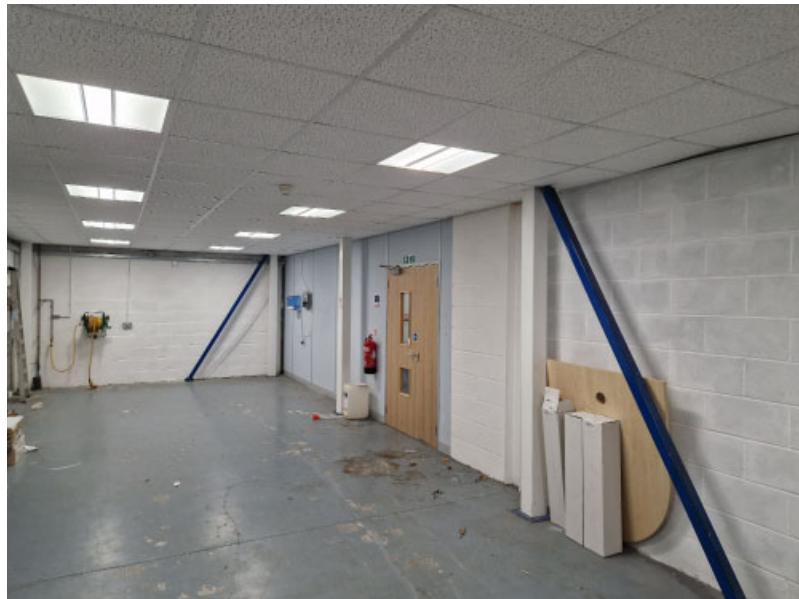
J25 M60 - 0.2 miles

Manchester City Centre - 6 miles

Manchester Airport - 9 miles

Stockport Railway - 1.5 miles

Key local occupiers include Allied Bakeries, Screwfix, Howdens, Toolstation, TNT, Greggs, Subway.



Description

A 2,673 sq.ft. Warehouse/Office Hybrid. The property can be summarised as follows:

- Providing a mix of warehouse, open plan office, private office, meeting rooms and toilet/kitchen amenity
- Of traditional construction with part brick part clad elevations all under a monopitched roof
- Steel Portal Framed Warehouse Bay. Max Eaves Height 8m
- Electrically operated main bay loading door. Width 4m / Height 4.9m.
- 4 allocated parking spaces
- Prominently located within very well established trade counter/warehouse cluster
- Three Phase Electricity, LED Lights, Air Conditioning

Accommodation

Ground Floor	1,432 sq.ft
First Floor	1,241 sq.ft
Overall	2,673 sq.ft

Services

All mains services available to the property. Electricity, water and drainage.

Rateable Value

£14,000

Rent

£30,000 p.a.

EPC

Available on request.



Terms

On leasehold terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111

Michael Blackshaw mb@mbre.space 07792201467

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. November 2023.