



Units 4a & 4b - Vauxhall Trading Estate, Greg Street, Reddish, SK5 7BR

A Major Brand New Industrial Development - Available Q1 2024

Summary

Tenure	To Let
Available Size	23,116 sq ft / 2,147.55 sq m
Rent	Rent on application
Business Rates	N/A
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Key Points

- Brand new units
- Suitable for a variety of uses
- 2 miles to J1/J27 M60
- EV charge points
- Available from Q1 2024
- Popular location
- 9m to underside of haunch
- Secure site with gated access

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Summary

Available Size	23,116 sq ft
Rent	Rent on application
Business Rates	N/A
VAT	Applicable. All prices and rentals quoted are exclusive of but may be liable to VAT at the prevailing rate.
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

Description

Vauxhall Trading Estate is a major brand new industrial / warehouse development consisting of 28 high quality units ranging in size from 2,850 – 14,700 sq ft with potential for units to be combined.

The estate will be constructed to a high specification which will include the latest technologies to provide environmentally friendly units and lower running costs.

Location

Vauxhall Trading Estate, is situated within an established Industrial and commercial area on Greg Street, Stockport just off the main Reddish Road (B6167). Local occupiers Benchmarx, GAP, Jewson, Plumb Factory, Safestore, Screwfix, Travis Perkins, Clifton Bathrooms, amongst many others. Reddish town centre is just a few minutes' walk as is Reddish North train station. The development benefits from being within 2 miles of both Junction 27 and Junction 1 of the M60.

Stockport railway station offers frequent West Coast Mainline services to Manchester (8 minutes) and London Euston (2 hours), together with regional and local suburban and commuter services provided by Transpennine and Northern Rail. Reddish is served by a local station that is part of this commuter network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse	19,887	1,847.56	Available
1st - First Floor Office	3,229	299.98	Available

Viewings

Please contact either DTRE or Sixteen Real Estate.

Terms

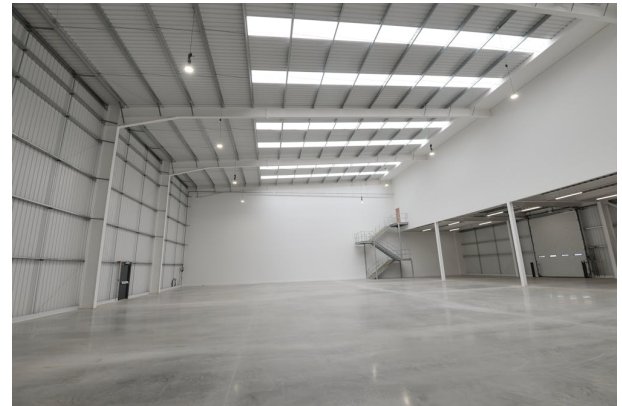
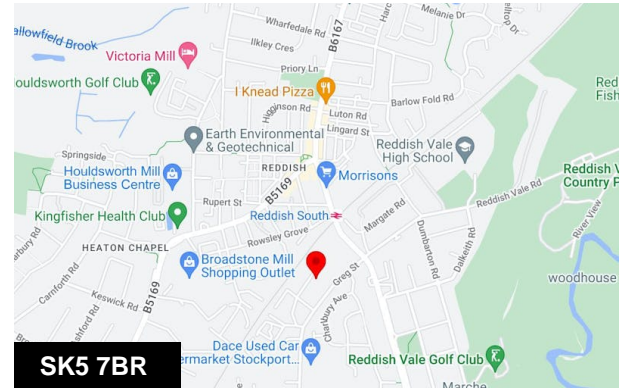
The units are available To Let on a new FRI lease on terms to be agreed.

Sustainability

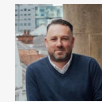
- Target EPC A rating
- Solar PV ready roofs
- EV charging ports
- 10% roof lights
- Secure bike storage

Key Locations / Drive Times

LOCATION DISTANCE TIME



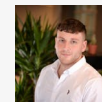
Viewing & Further Information



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M60 Junction 27 1.7 miles 6 mins

M60 Junction 1 2.0 miles 8 mins

Stockport Town Centre 2.0 miles 7 mins

Manchester City Centre 5.0 miles 25 mins

M56 5.4 miles 11 mins

Manchester Airport 9.5 miles 15 mins

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate 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 believed 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 Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 13/05/2024