

**Unit A6, Stockport Trading Estate,  
Stockport, SK4 2JZ**



**Modern Warehouse / Trade Counter Unit  
10,676 sq. ft (991.80 Sqm)**



**Self Contained Secure Yard**



**Open Plan Warehouse**



**17 Car Parking Spaces**

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## Location

Stockport Trading Estate is located in the metropolitan borough of Stockport, Greater Manchester and situated strategically near key transportation links. The estate offers easy access to the M60 motorway, providing excellent connectivity to Manchester city centre, the Greater Manchester area, and nationally via the region's motorway network.

The estate is situated approximately:

7 miles from Manchester Airport: accessible within a 15-minute drive, making it highly convenient for businesses with international clients and partners.

1.5 miles from Stockport Train Station: This major railway hub offers frequent services to Manchester Piccadilly, London Euston, and other key destinations.

Regular bus services operate along Stockport Road West and other nearby routes, providing direct connections to Stockport town centre, surrounding areas, and key local amenities.

## Description / Specification

- Height at 5m haunch
- Single bay steel portal frame construction, therefore no internal pillars
- Modern profile metal cladding to the elevations and roof, with good natural light via rooflights
- 2 x ground level doors to the front elevation

- 20m deep yard which is both gated and fenced
- 17 marked car parking spaces
- Office and welfare areas

## Accommodation

Area	Sq M	Sq Ft
Warehouse	841.49	9,058
Ground Floor Welfare	75.18	809
First Floor Office	75.18	809
Total	991.80	10,676

## VAT

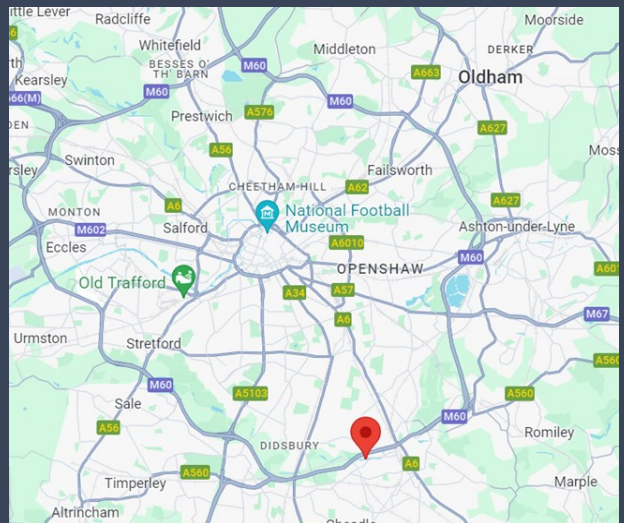
VAT if applicable will be charged at the standard rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Lease Terms

The unit is available by way of an assignment or sub-lease of the current tenant's lease which expires on the 1st February 2027. Alternatively, we believe that the landlord is open to discussions on a longer term lease.



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