



Ashbrook Approach

Ashbrook Business Park
Longstone Rd
Heald Green
Manchester
M22 5LB

TO LET BRAND NEW WAREHOUSE / BUSINESS UNITS
3,870 - 16,620 SQ FT



**AVISON
YOUNG**

**Williams
Sillitoe**

LOCATION

Ashbrook Approach is located on Ashbrook Business Park just off Styal Road and is adjacent to Manchester International Airport.

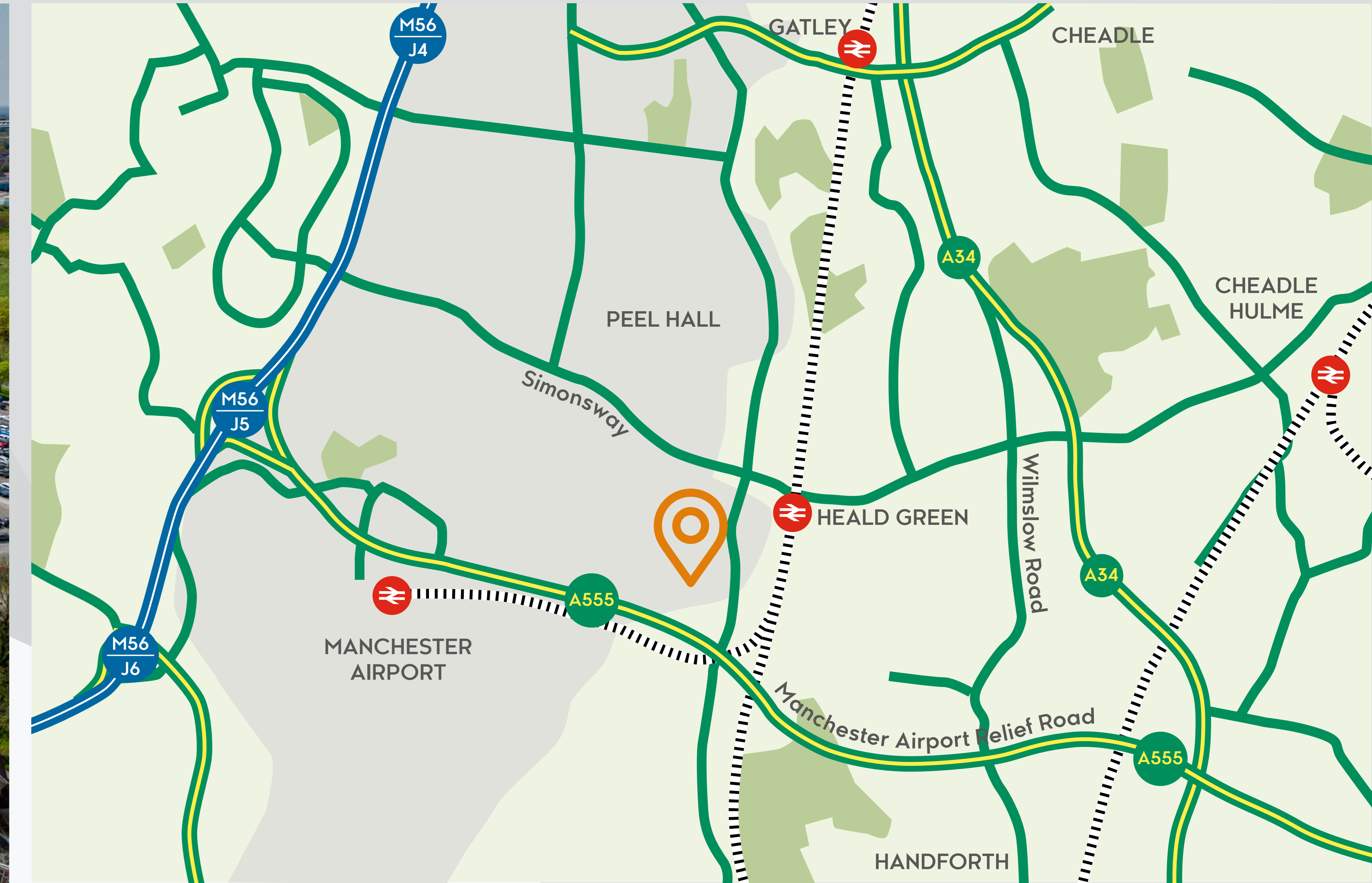
Junction 5 of the M56 is within 1 mile and provides easy access to the M60 and M6 motorways and the rest of the regional network.

The SEMMS link road provides an east-west route from Hazel Grove, via the existing A555, to Manchester Airport.

The South Manchester / Manchester Airport extension to Manchester's Metrolink system has been completed. The nearest station is on Shadowmoss Road, which is within a 10 minute walk.

Ashbrook Approach is just a couple of minutes' walk away from Heald Green railway station which provides regular and direct links to Manchester Piccadilly (and from there to London), East Didsbury, Manchester Airport, Wilmslow and access to the rest of the regional rail network.

Local amenities include Train Gym, Premier Inn and multiple retailers including Tesco, Costa, Subway & Co-op.



DESCRIPTION

The scheme comprises of 4 new warehouse / business units built to shell specification ready for occupiers to undertake their own fit out to suit their occupational needs.

All areas are approximate on a GEA (Gross External Area) sq ft basis.

ACCOMMODATION

Unit	GEA	Warehouse	Mezzanine
A	3,870	2,775	1,095
B	3,870	2,775	1,095
C	3,870	2,775	1,095
D	5,010	3,585	1,425
Total	16,620	11,910	4,710

UNITS FROM
**3,870 -
16,620 sq ft**



SPECIFICATION

The scheme comprises of 4 new industrial units, with service areas and associated landscaping, 25 car parking spaces, bin and cycle stores.

The units are split into two blocks, including a block of 3 units and a separate stand-alone unit. Each incorporates a large roller shutter door, ground floor reception and accessible WC, as well as a mezzanine open plan office / storage area on the first floor.

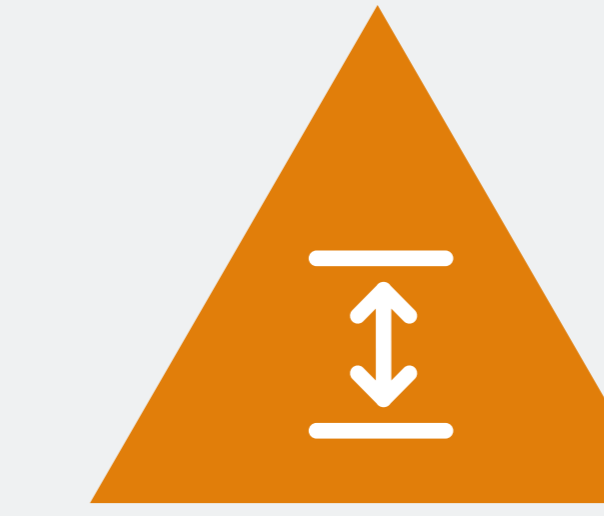


SPECIFICATION

The units benefit from the following:



SECURE BY DESIGN (SBD)



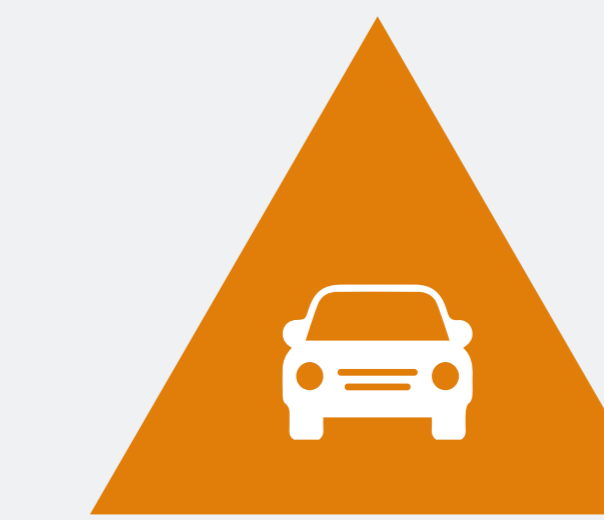
6.175 - 7.3M EAVES



ABILITY TO COMBINE UNITS



35 KN/M² FLOOR LOADING



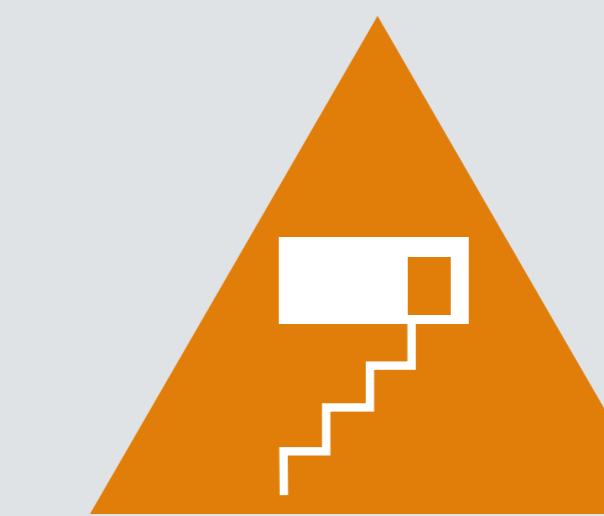
25 PARKING SPACES



3.5M ELECTRIC ROLLER SHUTTER DOORS



GROUND FLOOR RECEPTION

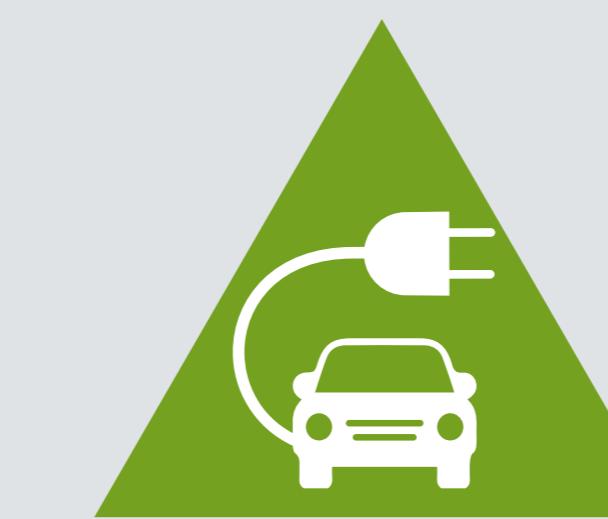


MEZZANINE OFFICES / STORAGE AREA



MALE / FEMALE & ACCESSIBLE WC'S

GREEN CREDENTIALS



EV CHARGING POINTS



LANDSCAPED ENVIRONMENT



'A' RATED EPC



INSULATED CLADDING



10% ROOF LIGHTS

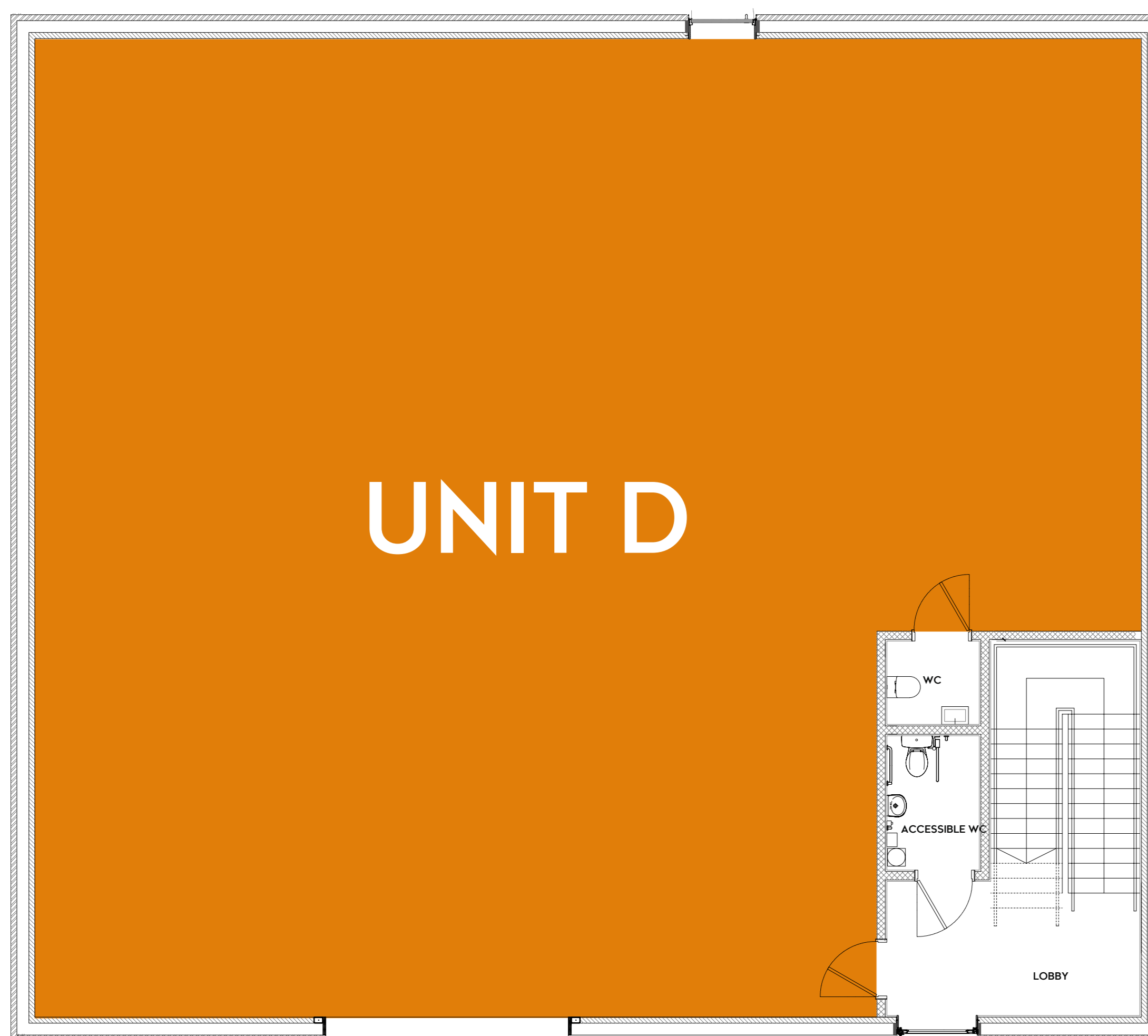
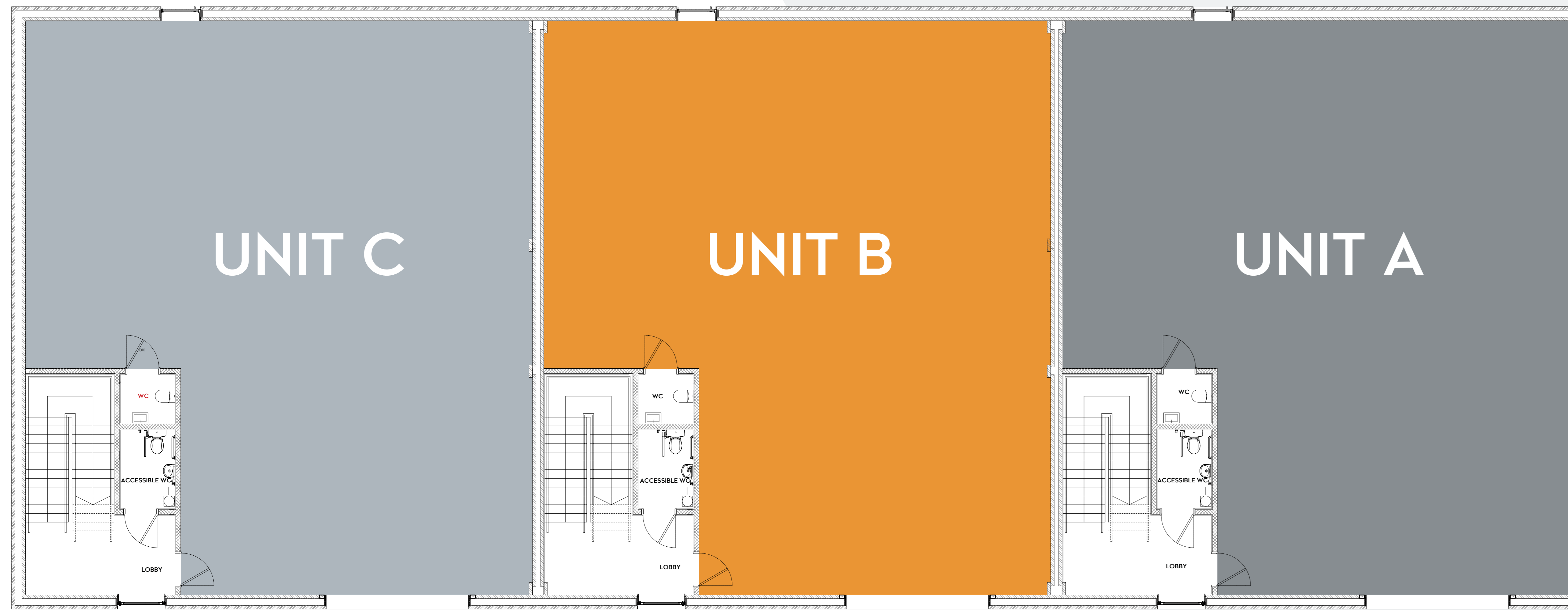


BREEAM GOOD

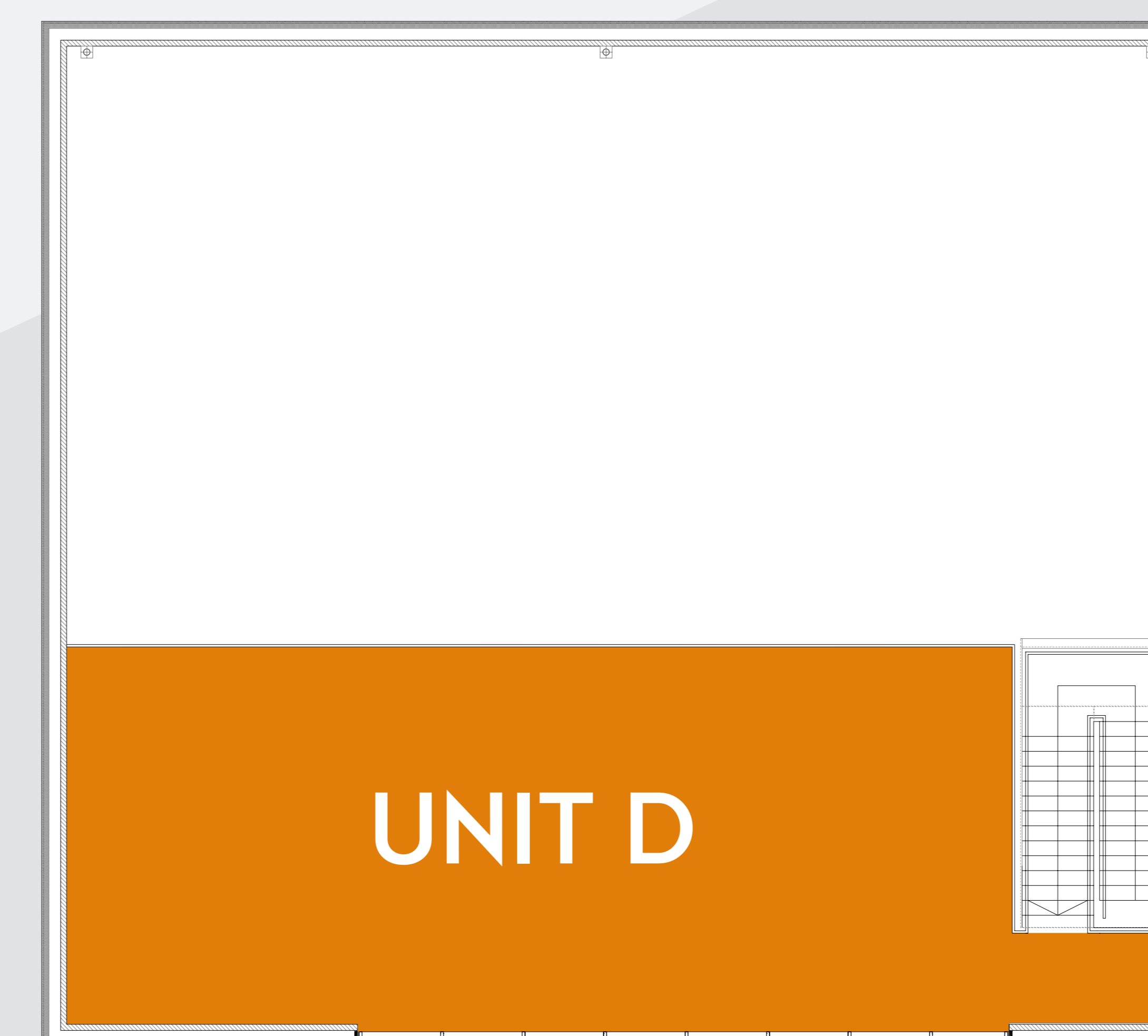
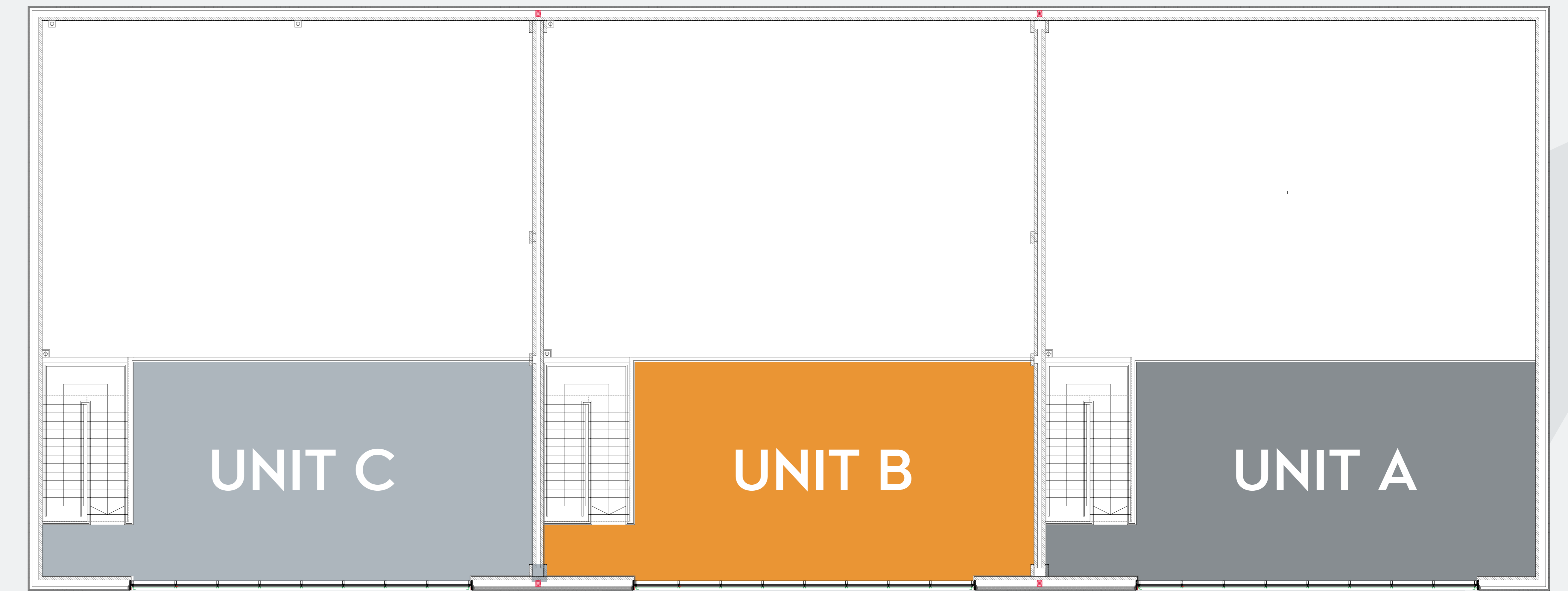


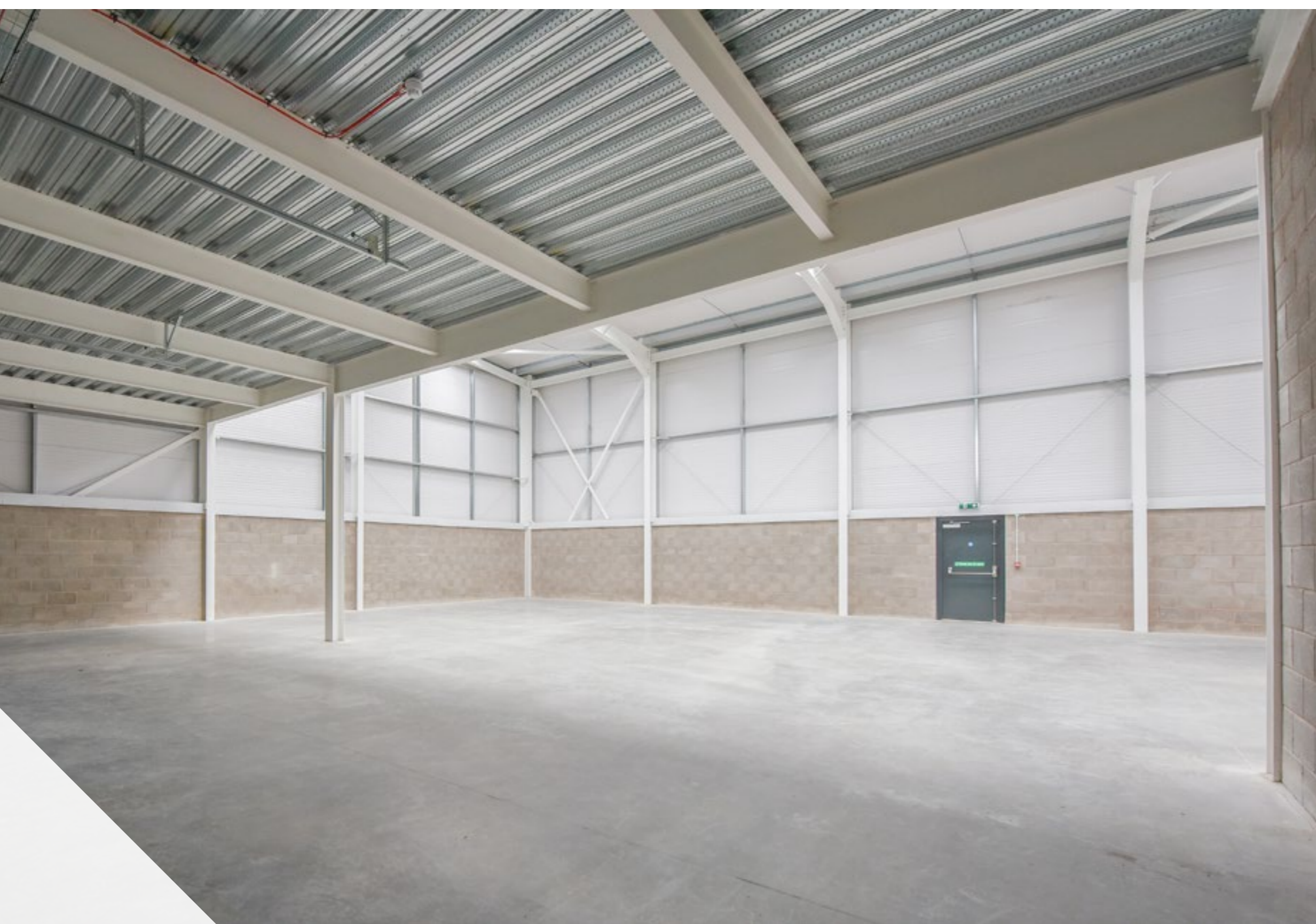
BICYCLE STORAGE

GROUND FLOOR PLANS



FIRST FLOOR MEZZANINE PLANS





TERMS

The units are available by way of full repairing and insuring lease(s) on terms to be agreed.

RENT

On application.

VAT

VAT will be payable at the prevailing rate.

LEGAL COSTS

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

EPC

Targeting an EPC Rating of A.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint agents.

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