

TO LET

# UNIT 1

Southside, Bredbury Park Industrial Estate, Bredbury, Stockport, SK6 2SP

**20,653 sq ft**



## Key Highlights

- Single Storey Industrial / Warehouse Premises
- To be fully refurbished
- Enclosed secure yard
- Within half a mile of Junction 25 of the M60 motorway
- Eaves height 7.5m
- Separate car park

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## Location

The property is located on Bredbury Industrial Park, one of South Manchester's and the North West's key industrial areas. The estate is home to over 100 businesses and extends to approximately 90 hectares (220 acres). It is fully developed and long-established with a variety of unit sizes.

The subject property is situated on Southside, one of the estate's principal roads which leads to the A6017 Ashton Road and benefits from immediate access to Junction 25 of the M60 motorway.

Manchester International Airport, 10 miles to the south east of the property, is the UK's third busiest airport with over 22 million passengers in 2019.



## Description

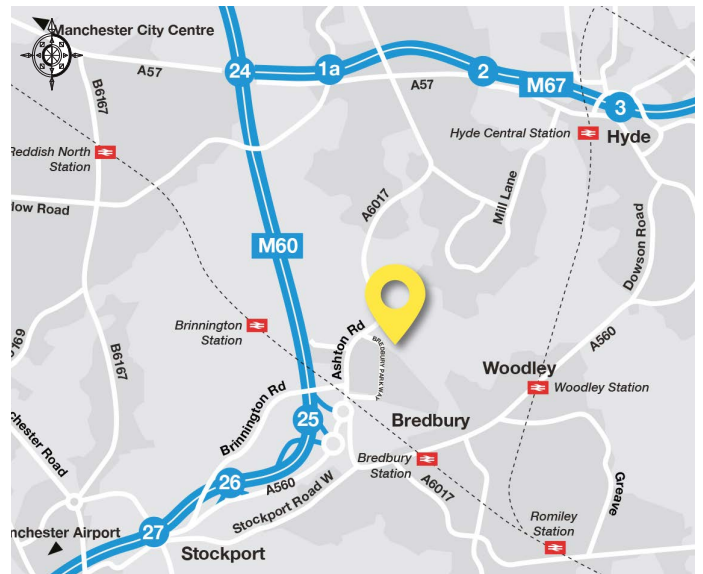
The premises comprise of a single storey industrial / warehouse unit of steel portal frame construction, with part brick and part clad elevations. The office accommodation has the benefit of full suspended ceilings incorporating recessed fluorescent lighting with category 2 diffusers together with central heating.

The unit benefits from the following specification:

- Secure enclosed yard
- 7.5 Metre eaves height
- Two loading doors
- Two Storey Offices and ancillary accommodation

## Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	18,781	1,744.84
GF Office	936	86.95
FF Office	936	86.95
<b>Total</b>	<b>20,653</b>	<b>1,918.74</b>



## EPC

An EPC is available upon request.

## Terms

The unit is available on a leasehold basis for a term to be agreed.

## VAT

VAT will be payable at the prevailing rate on any transaction.

## Contact

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