



# UNIT ONE

SHARSTON GREEN BUSINESS PARK M22 4TY

**TO LET**

**Modern Warehouse / Industrial Unit**

**28,117 Sq Ft (2,612.13 Sq M)**



- ▶ To be refurbished
- ▶ Excellent location adjacent J2 M56
- ▶ Enclosed secure yard area
- ▶ Manchester Airport 3 miles

Sharston Green Business Park, 1 Robeson Way, Altrincham Road, Manchester, M22 4TY



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## DESCRIPTION

Unit 1 Sharston Green Business Park offers a Grade "A" self-contained industrial / warehouse unit with ancillary offices over two floors.

Internally, the unit has a clear eaves height of 8.5m, 10% roof lights and two storey office block including a fully fitted kitchen and WC facilities.

Externally, the unit benefits from 3 level access electric loading doors leading to a secure concrete yard with a separate car park fronting Robeson Way.



## SPECIFICATIONS



Grade A, modern unit (constructed in 2008)



Detached self-contained warehouse and ancillary offices, steel portal construction with barrel vaulted roof.



Secure, lit concrete yard (c.30m depth) with separate tarmacadam car parking



3 level access electric loading doors



8.5m clear eaves



10% roof lights



Feature entrance/reception



Male, Female & Accessible WC's



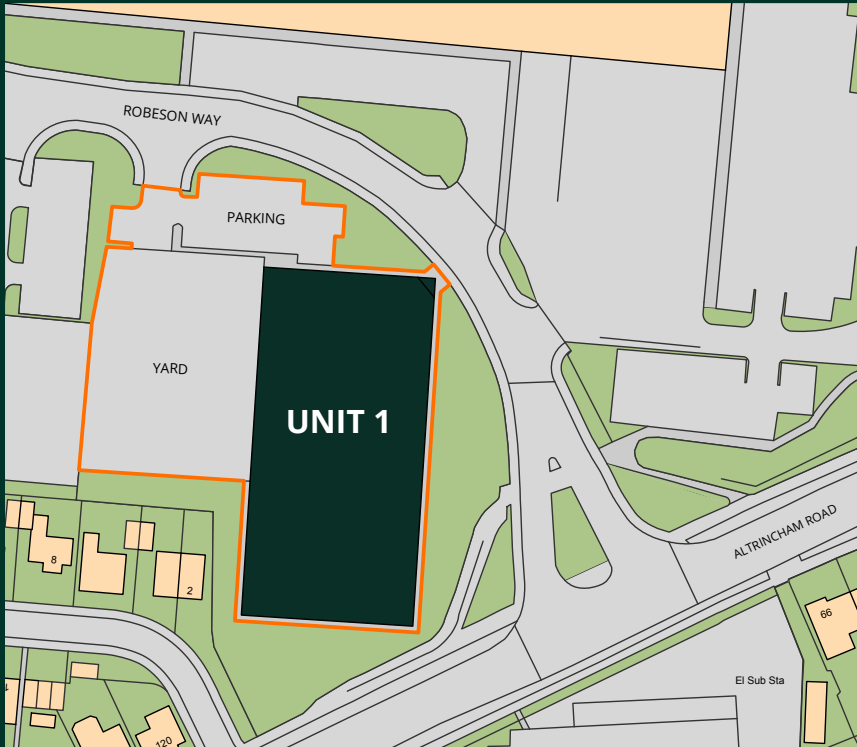
Fully fitted kitchen facilities

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## ACCOMMODATION

The following measurements have been measured using the RICS Code of Measuring Practice (7th Edition) and offer the following floor areas.

	Sq M	Sq Ft
<b>Ground Floor (Warehouse + offices)</b>	2,385.17	25,611
<b>First Floor offices</b>	238.69	2,506
<b>Total</b>	2,623.86	28,117



THE PROPERTY IS LOCATED  
IN THE WELL ESTABLISHED  
SHARSTON INDUSTRIAL AREA

STOCKPORT  
4.5 MILES

  
**UNIT ONE**  
SHARSTON GREEN BUSINESS PARK

M60  
J3

SCREWFIX &  
TOOLSTATION

TRAVIS PERKINS

GEODIS

AIRLINE SERVICES

YUSEN LOGISTICS

CARDINAL LOGISTICS

SUNBELT RENTALS

STAGECOACH

M56  
J2



MANCHESTER  
CITY CENTRE  
5.5 MILES



MANCHESTER  
AIRPORT  
3 MILES

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## LOCATION

Sharston Green Business Park is located in an established industrial area, with occupiers including Airline Services, Stagecoach, Geodis, Cardinal Logistics and Yusen Logistics.

There is direct access to the M56 motorway with Junction 2 within 200 metres of the estate, whilst Manchester Airport is within 3 miles. Bus and Metrolink services are also in easy walking distance of the building.



**200m from J2  
of the M56**



## LOCAL BUS SERVICES

There is a bus stop within **2 minutes walk** providing local bus services via the X5 route

(Stockport - Sharston - Sale Moor - Sale)



**2 mins  
walk**

## LOCAL FACILITIES

Sharston Green Business Park is within easy reach of excellent staff facilities being approximately 1 mile from Gatley, Northenden and Baguley. Facilities nearby include Aldi (within 1 minutes walk), Tesco, Sainsbury's, David Lloyd Leisure and John Lewis as well as a range of high street outlets in Gatley and Northenden high streets.



Superb connections to **Manchester Airport** and the **City Centre**



**Essential amenities** on the doorstep



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# UNIT ONE

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## TERMS

The units are available To Let for a term of years to be agreed.

## RENTAL

On application.

## RATES

Any incoming occupier will be directly responsible for the payment of Uniform Business Rates.

## SERVICE CHARGE

A service charge will be levied for the maintenance of common areas on the estate.

## VAT

All prices, rents and other outgoings are quoted exclusive of, but may be liable for, VAT which will be charged at the prevailing rate.

## EPC

Full EPC reports are available upon request.



## INFORMATION / VIEWING

For more information or to arrange a viewing please call the sole letting agent.



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