

Cromwell Park

Bredbury

- › 9 new trade/warehouse/ industrial units
- › 2,293 - 59,525 sq ft (units 1-4 combined)
- › On site Q1 2023

To let

Renold Chain

A6017

Cromwell Trading Estate

Benchmark Building Supplies

Allied Bakeries

J25

M60

Cromwell Park

Bredbury Industrial Estate is South Manchester's premier industrial location

Bredbury industrial estate is home to the largest cluster of industrial occupiers in South Manchester including the likes of Allied Bakeries, Fedex, Robinsons Brewery and Renold Chain

Excellent connectivity to the M60 Orbital Motorway via junction 25 being just 0.8 miles away

Stockport Town Centre is 3 miles away

Green Credentials

Chancerygate employ the latest environmentally friendly technologies to reduce the costs of occupation. The scheme will ensure a minimum 6% decrease in CO2 emissions over 2013 Buildings Regulations. As a result, occupation costs to the end user will be reduced.

The green initiatives we employ to achieve this have included:

- Low air permeability design
- Electric vehicle charging points
- Photovoltaic Panels to Units 1-4 with ability to retrofit Units 5-9
- 15% warehouse rooflights (or equivalent) increasing natural lighting
- High performance insulated cladding and roof materials
- Secure cycle parking
- EPC A, BREEAM very good

Accommodation

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

Unit	Ground Floor	First Floor	Total
1	18,988	3,014	22,002
2	15,489	2,659	18,148
3	7,190	1,399	8,589
4	8,999	1,787	10,786



Unit	Ground Floor	First Floor	Total
5	2,013	872	2,885
6	1,711	743	2,454
7	1,755	754	2,519
8	1,593	700	2,293
9	1,711	743	2,454



Computer Generated Image

Units 1-4

8,589 up to 59,525 sq ft (units 1-4 combined)

General Specification

Flexible trade/warehouse/industrial units. Unit 1 includes fully fitted 1st floor offices with units 2-4 finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>Clear internal height 8.7m units 1-3 10m Unit 4</p>	 <p>Fully fitted 1st floor offices to Unit 1</p>	 <p>First floor for storage or fitting out as office space</p>
 <p>37.5kN sq m floor loading</p>	 <p>Ability to combine units</p>	 <p>Passenger lift Unit 1</p>
 <p>Gated yard to Unit 1</p>	 <p>Photovoltaic panels</p>	 <p>12 year collateral warranty available</p>

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Cromwell Park



Computer Generated Image



Previous Chancerygate development



Previous Chancerygate development



Computer Generated Image of unit 1

Units 5-9

2,293 up to 12,605 sq ft (units 5-9 combined)

General Specification

Flexible trade/warehouse/industrial units finished to a shell specification for occupiers to undertake their own fit out to suit their specific occupational needs.

 <p>6.5m clear internal height</p>	 <p>First floor for storage or fitting out as office space</p>	 <p>37.5kN sq m floor loading</p>
 <p>Electric loading doors</p>	 <p>Ability to combine units</p>	 <p>Landscaped environment</p>
 <p>Secure business park</p>	 <p>Generous parking facilities</p>	 <p>12 year collateral warranty available</p>

Planning Use

E(g) (formerly B1c), B2 and B8 (industrial and warehouse) uses.

Terms

Available on a leasehold basis.



Cromwell Park



Computer Generated Image



Previous Chancerygate development

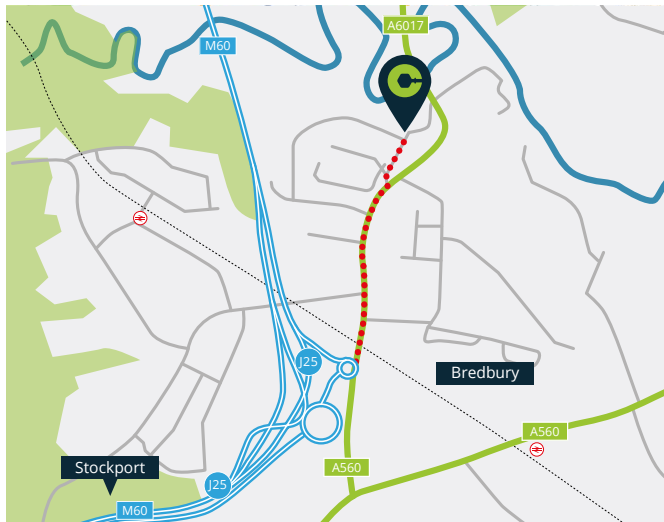
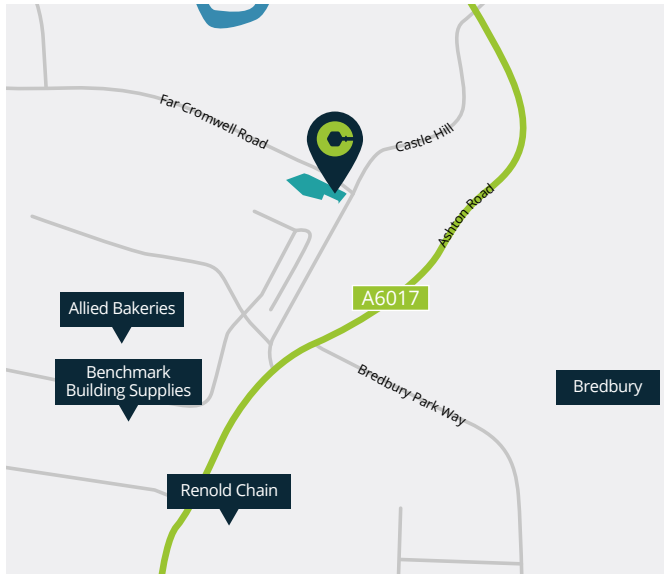


Previous Chancerygate development



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Cromwell Park



www.cromwellparkbredbury.co.uk

Travel Distances

Road:

M60 (J25)	0.8 miles
Bredbury Town Centre	1.5 miles
Stockport Town Centre	3 miles
Manchester City Centre (via A57)	8.3 miles

Rail:

Bredbury Train Station	1.4 miles
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Airport:

Manchester Airport	9.5 miles
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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted, October 2022.

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