

TO LET



RogerHannah



Southfield 25, 25 Lingard Lane, Bredbury, Stockport, Cheshire, **SK6 2TG**

A brand new development of 10
trade/warehouse units
4,000 - 12,982 Sq Ft (371.6 -
1,206.03 Sqm)

- Full Height Electrical Loading Doors
- Eave height up to 7m
- Excellent location
- Floor Loading Capacity 30kn/per sqm





Location

A brand new development of 10 trade/warehouse units located within 0.2 miles of Junction 25 of the M60 in Bredbury. Extremely prominent roadside position with return frontage onto Ashton Road and Lingard Lane.

J25 M60 - 0.2 miles

Manchester City Centre - 6 miles

Manchester Airport - 9 miles

Stockport Railway - 1.5 miles

Description

A brand new development of 10 trade counter/warehouse units in a very prominent location just off the M60. The property specification can be summarised as follows:

- Steel Portal Frame Construction
- Full Height Electrically Operated Loading Doors
- Floor Loading Capacity 30kn/per sqm
- Fully secured site with timed electronic gates
- Eaves up to 7m

All mains services available to the property. Three phase, gas, water and drainage

Accommodation

Unit A – 3,875 sq ft LET TO NORTHGATE

Unit B – 3,875 sq ft LET TO NORTHGATE

Unit C – 2,890 sq ft UNDER OFFER

Unit D – 4,982 sq ft UNDER OFFER

Unit 1 – 4,000 sq ft LET TO SCREWFIX

Unit 2 – 4,000 sq ft LET TO BREWER & SONS

Unit 3 – 4,000 sq ft LET TO J. ROTHERAM

Unit 4 – 4,000 sq ft

Unit 5 – 4,000 sq ft

Unit 6 – 3,520 sq ft UNDER OFFER

Asking Rent

Please contact us for further information.

Business Rates

Interested parties to make their own enquiries.

EPC

Details available upon request.

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Service Charge

A service charge will be applicable. Further details upon request

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Agents:

Julien Kenny-Levick

E: ijkl@roger-hannah.co.uk

or our joint agents MBRE on 0161 850 111

Date of Preparation

23 February 2021

