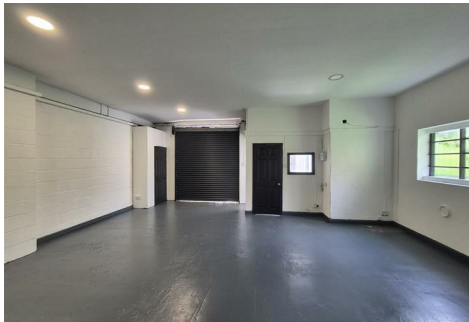




## Unit E Roe Cross Industrial Estate Old Road, Mottram, SK14 6NB

**£1,050**

Versatile Industrial Unit - Ideal for Gym, Studio, Retail, Office or Distribution Use

Unit A Roe Cross Industrial Estate | Flexible Commercial Space

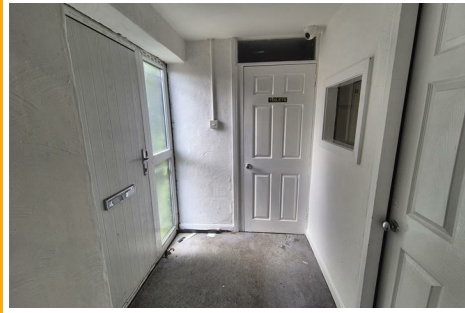
Welcome to Roe Cross Industrial Estate - Situated on Old Road in Mottram (SK14 6NB), Roe Cross Industrial Park is an established, mixed-use commercial estate. Offering secure, multi-let industrial units and workshop spaces, it is a strategic base for local businesses, manufacturing firms, and service providers seeking excellent connectivity to Greater Manchester, Derbyshire, and the M60 motorway network.

Now available is a light and spacious 950 sq ft unit, formerly used as a gym, offering excellent potential for a wide range of commercial uses - from fitness and wellness, to retail, office, or distribution.

Key Features:

# Unit E Roe Cross Industrial Estate Old Road , Mottram, SK14 6NB

**£1,050**









Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.