



SK3 ORT



TWO DRIVE IN ROLLER  
SHUTTER DOORS



9.26M EAVES / 7.8M TO  
UNDERSIDE OF HAUNCH



25M YARD



2 STOREY  
OFFICES



CAR PARK

**CRION**  
**BUSINESS PARK**

BIRD HALL LANE, CHEADLE, STOCKPORT SK3 0RT

**TO LET UNIT D**

MODERN DETACHED WAREHOUSE UNIT

**29,268 SQ FT (2,719.1 SQ M)**





## DESCRIPTION

The property consists of a high quality warehouse / industrial unit constructed in 2007 and offers the following specification.



### Warehouse

Single bay steel portal frame construction



9.26m eaves / 7.8m to underside of haunch



Internal blockwork dado walls to 2.8m



Double skin profile cladding



10% translucent roof lights



Two drive in roller shutter doors



Internal & external lighting



Warehouse heating

### Offices



Ground and first floor fully-fitted offices



Suspended ceilings incorporating Category II compliant lighting



Central heating to offices



WC facilities plus disabled WC

### External



25m depth concrete surfaced loading yard



Tarmac surfaced car park



**29,268 SQ FT (2,719.1 SQ M)**





## ACCOMMODATION

We have measured the property to have the following gross internal areas:

Description	Sq m	Sq ft
Warehouse	2,267.7	24,409
Ground Floor Offices	227.9	2,453
First Floor Offices	223.5	2,406
Total	2,719.1	29,268

## TERMS

The unit is available by way of a new full repairing and insuring lease on a terms to be agreed. Further information is available upon application.

## PLANNING

The property has planning consent for B1, B2 and B8 uses.

## VAT

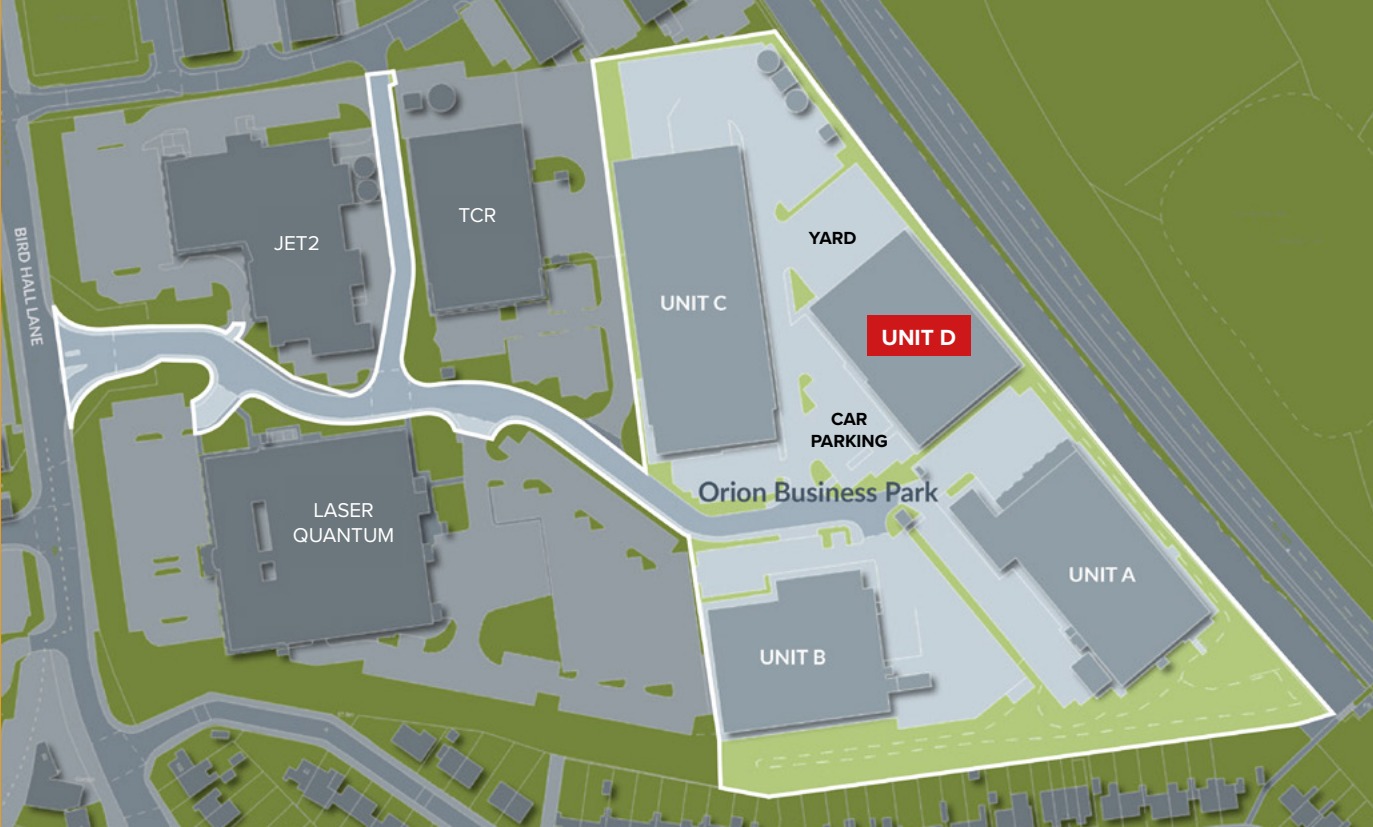
VAT will be charged where applicable.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

## EPC RATING

A full EPC Rating is available on request.



# ORION

## BUSINESS PARK

BIRD HALL LANE, CHEADLE, STOCKPORT SK3 0RT

### LOCATION

Orion Business park is situated on the main thoroughfare of Bird Hall Lane in Cheadle, which is one of South Manchester's principle business locations. Junctions 1 and 2 of the M60 orbital motorway are both within a five minute drive, accessed via the A560. The M60 provides direct access to the M56, M61, M62, M66 and M67 regional motorways. Bird Hall Lane is an established industrial/warehouse location with surrounding office, retail and residential development. Other nearby occupiers include: Jet2, Laser Quantum, TCR, Hamilton Pharmaceuticals and APS.



**JUNCTIONS 1 AND 2 OF THE M60 ORBITAL MOTORWAY ARE BOTH WITHIN A FIVE MINUTE DRIVE, ACCESSED VIA THE A560**

### VIEWINGS / FURTHER INFORMATION

For further information or to arrange a viewing, please contact the letting agent.



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