

**UNIT  
B**

**Bredbury Industrial Park, Horsfield Way, Bredbury,  
Stockport, SK6 2TD**

**B8**  
**0161 375 6000**  
[www.b8re.com](http://www.b8re.com)

**TO LET / MAY SELL**

**Modern Detached Industrial Unit  
Under refurbishment**



**30,090 sq ft (2,795.5 sq m)**



## DESCRIPTION

The property comprises a self-contained, detached industrial unit of steel portal frame construction beneath a pitched roof built in the late 90's / early 2000's.

Internally the unit has a largely open plan warehouse and ground and first floor office content. The offices are partitioned by welfare facilities, canteen break out area lift and two separate entrance / exit points.

The property benefits from the following specifications:

- **9m Eaves height**
- **2 dock loading doors**
- **1 level access door**
- **Up to 40 car park spaces**
- **Secure gated, concreted yard**
- **Strong sought after location**

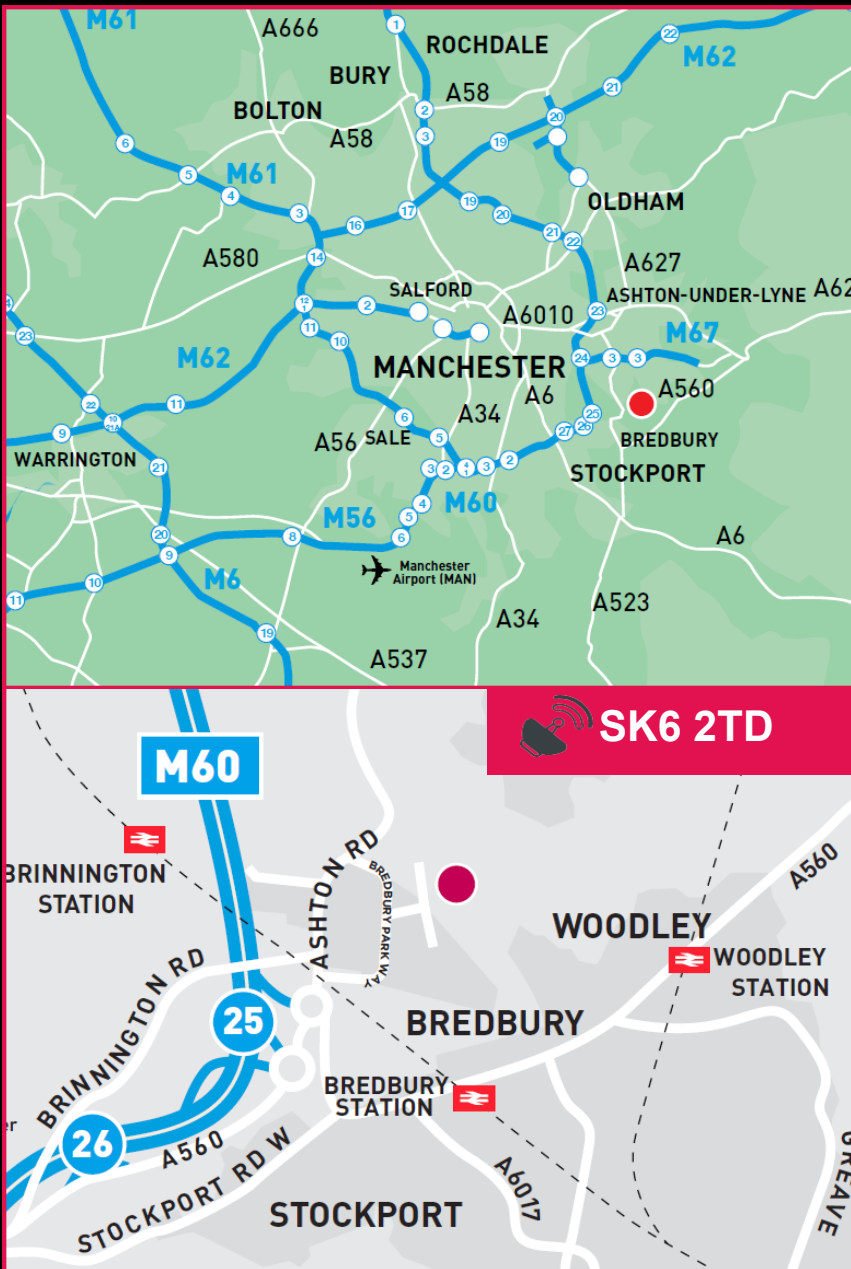
## LOCATION

Located on Bredbury Industrial Park, one of Manchester's principal industrial estates, approximately 0.5 miles from Junction 25 of the M60, providing excellent connectivity to the M56 and M62 motorway network.

The property is approximately 3 miles east of Stockport town centre, 9 miles south of Manchester City Centre and Manchester Airport 10 miles to the west.



ACCOMODATION	Total sq ft	Total sq m
Warehouse	22,295	2,442
Ground Floor offices	2,043	189.8
First Floor Offices	1,752	162.8
Total Size	30,090	2,795.5



## TERMS

The premises are available on a leasehold basis or freehold basis.

Terms to be agreed.

## VAT

VAT will be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own costs in relation to any transaction.

## EPC

An energy performance certificate will be available on request.

## ANTI-MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.

## VIEWINGS

For further information please contact:

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