



SK3 ORT

TO BE REFURBISHED
to a high standard targeting EPC A+



TWO DRIVE IN ROLLER SHUTTER DOORS



9.26M EAVES / 7.8M TO UNDERSIDE OF HAUNCH



ROOF-MOUNTED PV PANELS AND EV CHARGERS BEING INSTALLED



2 STOREY OFFICES



LARGE CAR PARK

ORION BUSINESS PARK

BIRD HALL LANE, CHEADLE, STOCKPORT SK3 ORT

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 will offer the following specification once refurbished.



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



Two drive in roller shutter doors



New LED lighting in warehouse



New epoxy painted warehouse floor slab



New 10% translucent skylights



Offices

Ground and first floor fully-fitted offices



New suspended ceilings throughout



New combined heating and cooling (VRF) system



WC facilities plus disabled WC



New LED lighting in offices



New kitchen fittings



External

25m depth concrete surfaced loading yard



Tarmac surfaced car park



New roof mounted photo-voltaic (PV) panels



2 Electric Vehicle (EV) chargers



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.



Indicative image of refurbished unit

Indicative image of refurbished unit

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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