

**fisher  
german**

# Unit 9, Southside Industrial Estate

Bredbury, Stockport, SK6 2SP

Leasehold  
Industrial

20,112 sq ft (1,868.4 sq m)



**To Let** | £177,000 per annum



## Key information



**Rent**  
£8.80 per sq ft  
(Sublease/Assignment)



**EPC Rating**  
C



**Rates Payable**  
£4.15 per sq ft



**Service Charge**  
TBC

## Unit 9, Southside Industrial Estate

- Modern detached industrial unit
- 2 level access doors
- Secure gated concrete yard
- 22.5m yard depth
- 15 car parking spaces
- 5.3m eaves
- 3 phase power
- Ground and first floor office content
- Accessible lift
- Welfare and kitchen facilities

| Demise                | Sq Ft         | Sq M           |
|-----------------------|---------------|----------------|
| Warehouse             | 9,987         | 927.8          |
| Office - Ground Floor | 5,185         | 481.7          |
| Office - First Floor  | 4,940         | 458.9          |
| <b>TOTAL</b>          | <b>20,112</b> | <b>1,868.4</b> |

## Amenities



Motorway  
Links



24/7 Access



2x Level  
Access Doors



3-Phase  
Power



Air Con &  
Heating



5.3m Eaves

## Location

Bredbury Industrial Estate is an established and highly accessible industrial location situated approximately 3 miles east of Stockport town centre and around 7 miles south-east of Manchester city centre.

The estate benefits from excellent connectivity, being located within approximately 0.5 miles of Junction 25 of the M60 orbital motorway, providing direct access to the wider regional motorway network including the M56, M62 and M6.

Address: **Unit 9 Southside, Bredbury Industrial Park, Stockport, SK6 2SP**

What3words: [///leads.song.badly](#)

### Locations

J25, M60: 0.5 miles

Stockport Town Centre: 3 miles

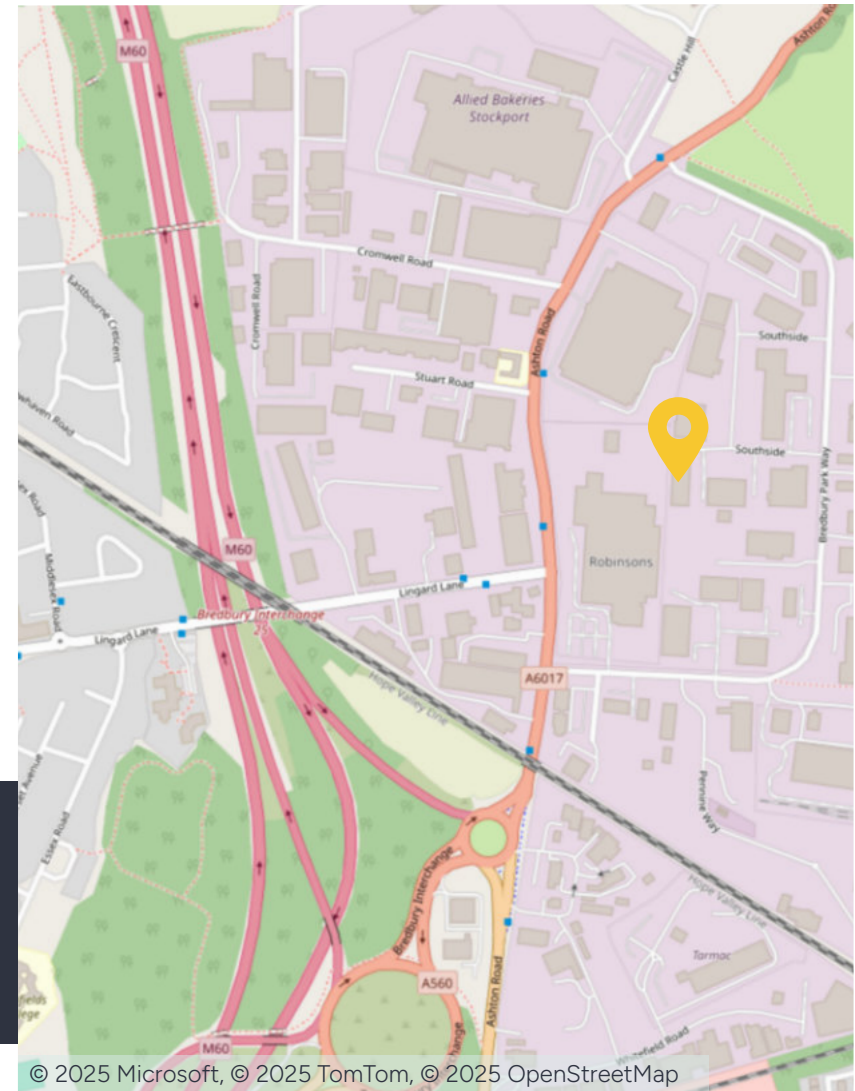
Manchester City Centre: 11 miles

### Nearest station

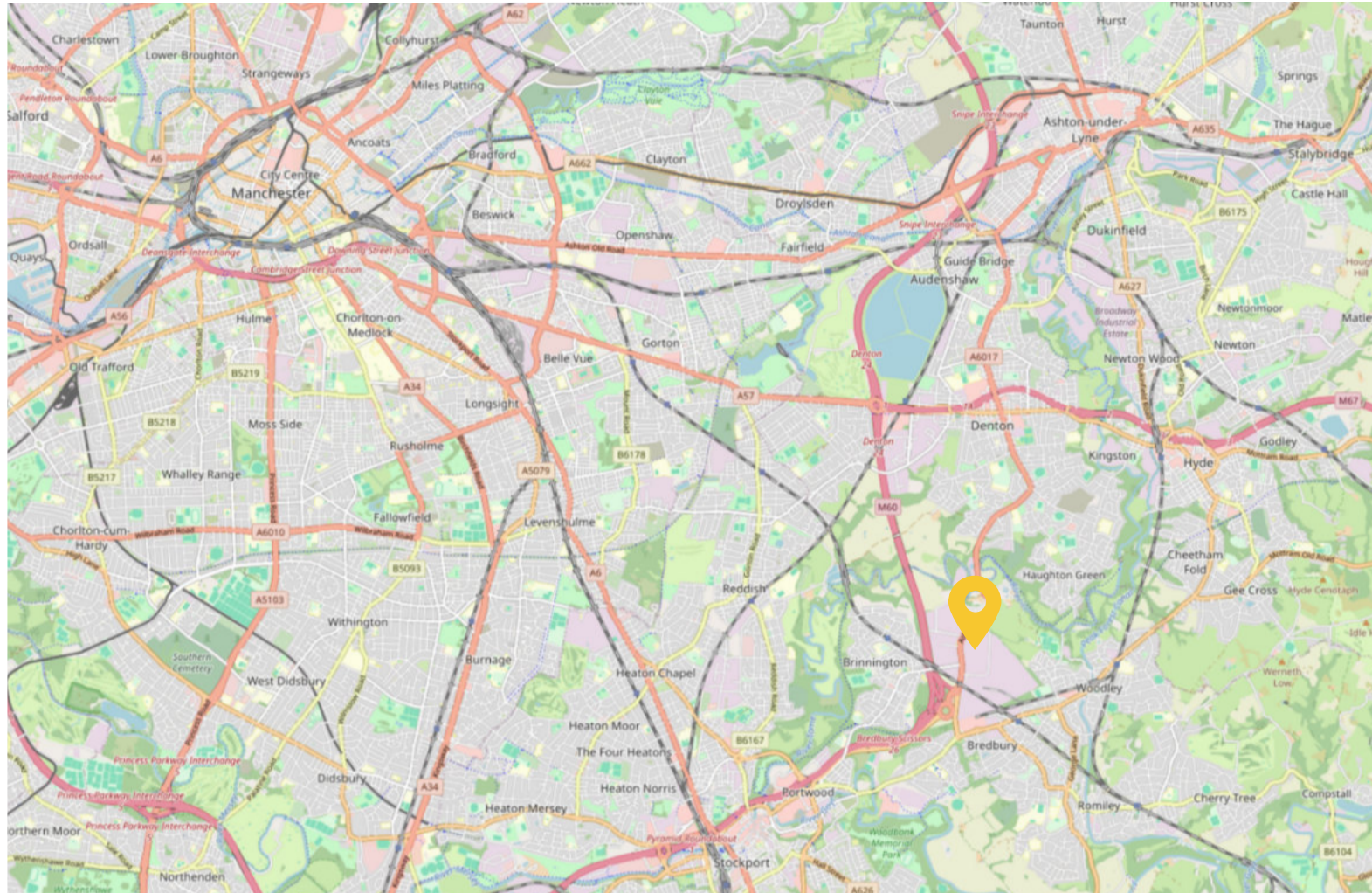
Bredbury Train Station: 1 mile

### Nearest airport

Manchester Airport: 11 miles



Location Map



## Further information

### Rent

£177,000 per annum

### Tenure

Leasehold (sublease / assignment).

### Lease Terms

The accommodation is available via a sublease/assignment for a term expiring December 2028.

### Business Rates

The property has a Rateable Value of £153,000

Occupiers will be responsible for paying business rates directly to the local authority.

### Legal Costs

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

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.



## Further information

### Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### EPC

The EPC rating is C.

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with the sole agents.



## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated June 2026. Photographs dated June 2026.



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