

Unit 4, S-Park Business Park, Hamilton Road, Stockport, SK1 2AE



“ Modern Unit with  
High visibility to M60 ”

**TO LET**  
**TRADE / WAREHOUSE UNIT**  
**11,808 SQ FT**

**t: 01625 800 066**  
**t: 01565 260 000**

**LOCATION**

Overlooking Junction 27 of M60 S-Park commands a prominent visible and accessible location. Opposite Tesco Extra, adjacent to Big Yellow Self Storage, Jaguar Landrover and Toshiba and within a short distance of Stockport Town Centre, S-Park is ideally situated for a variety of uses.

Stockport town centre is 1.6 miles from the estate, Manchester city centre is 5.5 miles away and Manchester airport is 6 miles away



**SIZE**

TOTAL: 11,808 sq ft

**SPECIFICATION**

- Clear internal height of 7.5m
- Steel frame construction
- High quality office accommodation at first floor level
- Sodium Box lighting
- Single, level access roller shutter door
- Fenced and secure yard
- Dedicated car parking

**RENT**

On application

**RATEABLE VALUE**

£57,000

**VIEWINGS**

To view please contact joint agents



Williams Sillitoe (Mark Sillitoe)  
on 07970 072128



JLL (Robert Kos)  
on 0161 828 6440

**Subject to contract  
October 2020**



**Location**

Overlooking Junction 27 of the M60 S-Park commands a prominent, visible and accessible location. Opposite Tesco Extra, adjacent to Reddish Vale Country Park and within a short distance of Stockport Town Centre S-Park is ideally suited to a wide variety of uses.



**Travel Distances**

- Stockport Town Centre 1.6 miles
- Manchester City Centre 5.5 miles
- Manchester Airport 6 miles

**Important Notice**

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