

TO LET Industrial | Warehouse | Showroom | Trade Counter Units **3,716 sq ft – 49,912 sq ft**

VAUXHALL **TRADING ESTATE**

STOCKPORT | GREATER MANCHESTER | SK5 7BR

IMMEDIATELY AVAILABLE
Twenty Eight Brand New Units

A Development By **WUKPG**

TO LET
INDUSTRIAL | WAREHOUSE |
SHOWROOM | TRADE COUNTER UNITS
3,716 SQ FT – 49,912 SQ FT



EXCELLENT GREEN CREDENTIALS



AMPLE CAR PARKING INCLUDING
ELECTRIC CHARGE POINTS



WITHIN 2 MILES OF JCT 1 & JCT 27 M60

LOCATION

Vauxhall Trading Estate, is situated within an established Industrial and commercial area on Greg Street, just off the main Reddish Road (B6167). Local occupiers Benchmarx, GAP, Jewson, Plumb Factory, Safestore, Screwfix, Travis Perkins, Clifton Bathrooms, amongst many others. Reddish town centre is just a few minutes' walk as is Reddish North train station.

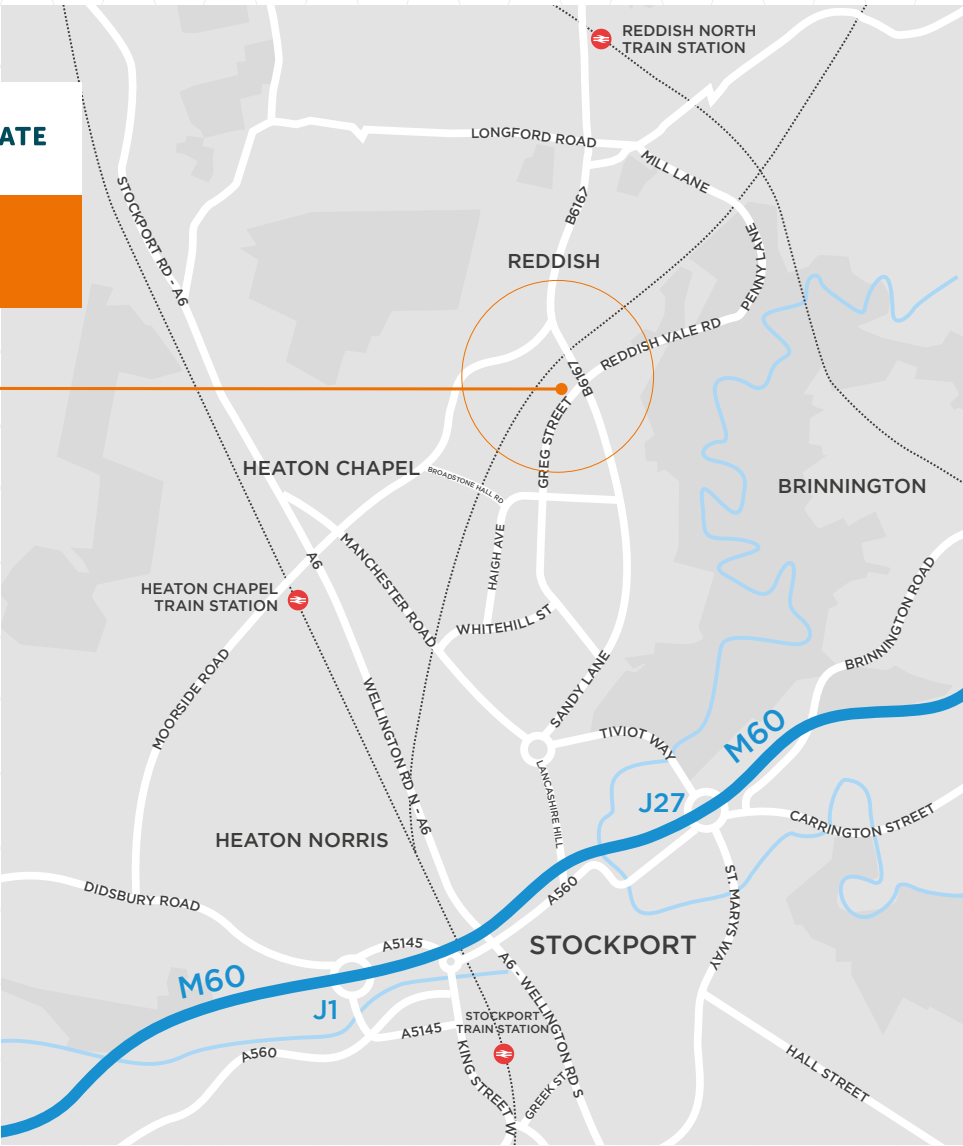
Stockport railway station offers frequent West Coast Mainline services to Manchester (8 minutes) and London Euston (2 hours), together with regional and local suburban and commuter services provided by Transpennine and Northern Rail. Reddish is served by a local station that is part of this commuter network.



VAUXHALL TRADING ESTATE
STOCKPORT
GREG STREET,
STOCKPORT,
SK5 7BR

DRIVE TIMES

M60 Junction 27	1.7 Miles	6 Mins
M60 Junction 1	2 Miles	8 Mins
Stockport Town Centre	2 Miles	7 Mins
Manchester City Centre	5 Miles	25 Mins
M56	5.4 Miles	11 Mins
Manchester Airport	9.5 Miles	15 Mins



VAUXHALL TRADING ESTATE, IS SITUATED WITHIN AN ESTABLISHED INDUSTRIAL AND COMMERCIAL AREA JUST OFF THE MAIN REDDISH ROAD (B6167) AND JUST A FEW MINUTES WALK FROM REDDISH TOWN CENTRE AND REDDISH NORTH TRAIN STATION



LOCAL OCCUPIERS

BENCHMARKX
Kitchens and Joinery



**PLUMB
FACTORY**

JEWSON

safestore
self storage

TP Travis Perkins

SCREWFIX

CLIFTON
tiles & bathrooms

AMONGST MANY OTHERS.

OVERVIEW

Vauxhall Trading Estate is a major new development by WUKPG providing an opportunity for tenants to relocate at this exciting new development.

Totalling 172,503 sq ft of new trade counter, warehouse and industrial space, Vauxhall Trading Estate provides 28 high quality units ranging in size from 3,716 – 14,700 sq ft with potential for units to be combined up to a total of 49,912 sq ft.

The estate is constructed to a high specification which includes the latest technologies that provides environmentally friendly units and lower running costs.

IMMEDIATELY AVAILABLE



30 KN/SQ M
FLOOR LOADING



3 PHASE ELECTRICITY
SUPPLY



DESIGNATED CAR PARKING
AND YARD AREAS



BUILT TO SECURE BY DESIGN
STANDARDS WITH GATED ACCESS
AVAILABLE OUT OF HOURS



8-9M TO UNDERSIDE
OF HAUNCH



DDA COMPLIANT



INSULATED
PITCHED ROOF



PV PANELS TO REDUCE
OPERATING COSTS



TRADE COUNTER/
OFFICE ENTRANCE



EV CHARGING
POINTS



CCTV COVERAGE OF ESTATE
TO BE PROVIDED WITH
RECORDING FACILITIES



ABILITY TO COMBINE UNITS



ELECTRIC ROLLER
SHUTTER DOOR



SHELL SPECIFICATION WITH FIRST
FLOOR OFFICE FIT-OUTS IN UNITS
1B, 4A & 5A



GREEN CREDENTIALS

Sustainability is integral to the development at Vauxhall Trading Estate, initiatives include:



SOLAR PANELS
TO REDUCE
OPERATING COSTS



ELECTRIC VEHICLE
CHARGING POINTS



10% ROOF
LIGHTING



SECURE BIKE
STORAGE



IMPROVED
LANDSCAPING



TARGET EPC
A RATING

VAUXHALL
TRADING ESTATE

STOCKPORT





**VAUXHALL
TRADING ESTATE**







**HIGH
SPECIFICATION**





Units 1b, 4a & 5a are fitted with first floor offices. Other fit-outs available by negotiation or by an incoming tenant, subject to terms.



**IMMEDIATELY AVAILABLE
FOR OCCUPATION**

**VAUXHALL
TRADING ESTATE**
STOCKPORT

**ROLL OVER PLAN TO VIEW UNIT INFORMATION
CLICK PLAN FOR DETAILED ACCOMMODATION**

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



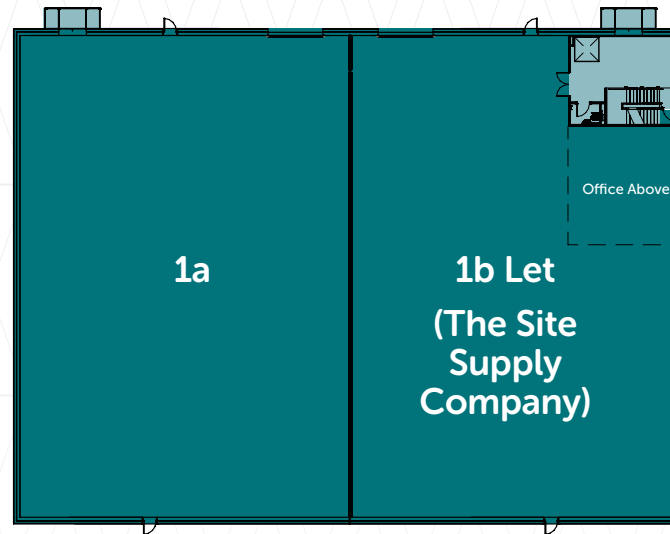
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



UNIT 1b FITTED WITH FIRST FLOOR OFFICE



BLOCK 1

VAUXHALL TRADING ESTATE

STOCKPORT

Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
1a	9,476	880.39			9,476	880.39	8
1b	Let						

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER
SHUTTER DOOR



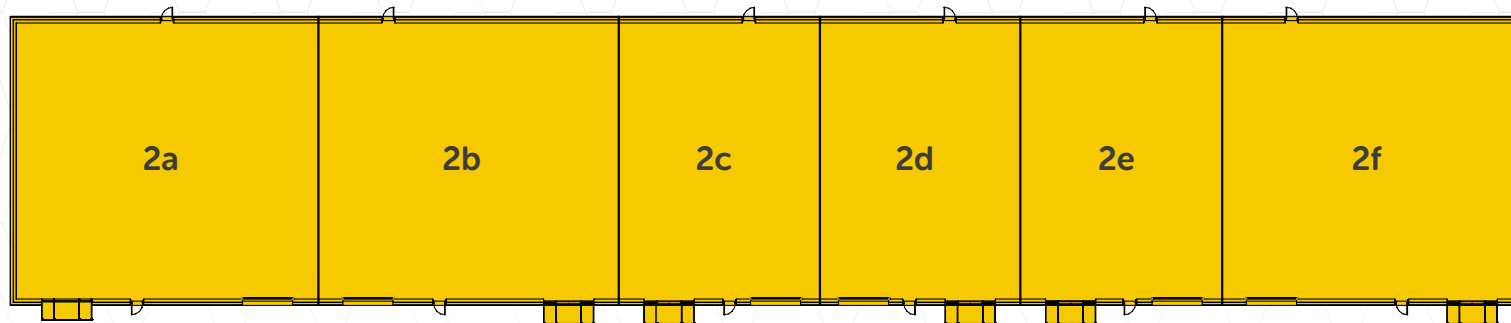
8M TO UNDERSIDE
OF HAUNCH



DESIGNATED PARKING
AND YARD AREAS



FINISHED TO SHELL, FIRST FLOOR OFFICE
FIT-OUT AVAILABLE BY NEGOTIATION



Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
2a	6,066	563.5	6,066	563.5	7
2b	5,942	552	5,942	552	6
2c	3,961	368	3,961	368	3
2d	3,961	368	3,961	368	3
2e	3,961	368	3,961	368	3
2f	6,066	563.5	6,066	563.5	6

BLOCK 2

VAUXHALL
TRADING ESTATE

STOCKPORT

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER
SHUTTER DOOR



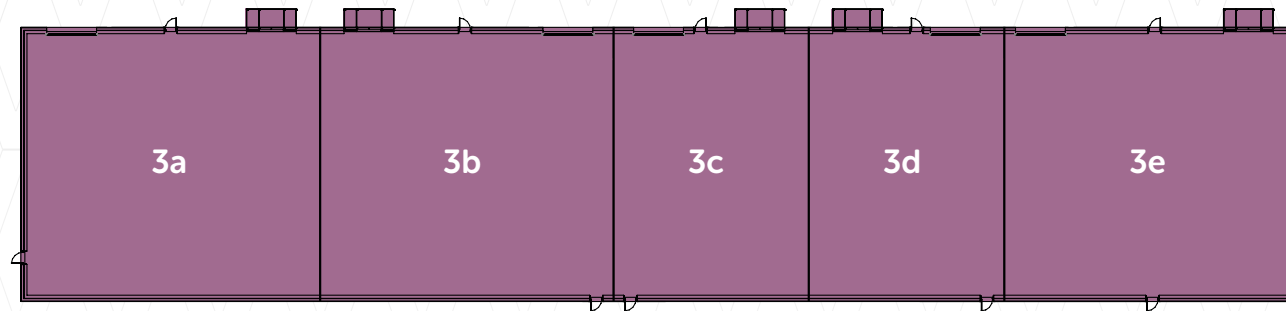
8M TO UNDERSIDE
OF HAUNCH



DESIGNATED PARKING
AND YARD AREAS



FINISHED TO SHELL, FIRST FLOOR OFFICE
FIT-OUT AVAILABLE BY NEGOTIATION



Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
3a	5,693	528.85	5,693	528.85	5
3b	5,574	517.85	5,574	517.85	5
3c	3,716	345.23	3,716	345.23	2
3d	3,716	345.23	3,716	345.23	2
3e	5,693	528.85	5,693	528.85	5

BLOCK 3

VAUXHALL
TRADING ESTATE

STOCKPORT

EACH UNIT BENEFITS FROM:



**ELECTRIC ROLLER
SHUTTER DOOR**



**9M TO UNDERSIDE
OF HAUNCH**



**DESIGNATED PARKING
AND YARD AREAS**



**UNIT 4a FITTED WITH
FIRST FLOOR OFFICE**



Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
4a	Under Offer						
4b	Under Offer						
4c	Under Offer						
4d	Under Offer						
4e	Under Offer						

BLOCK 4

**VAUXHALL
TRADING ESTATE**

STOCKPORT

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



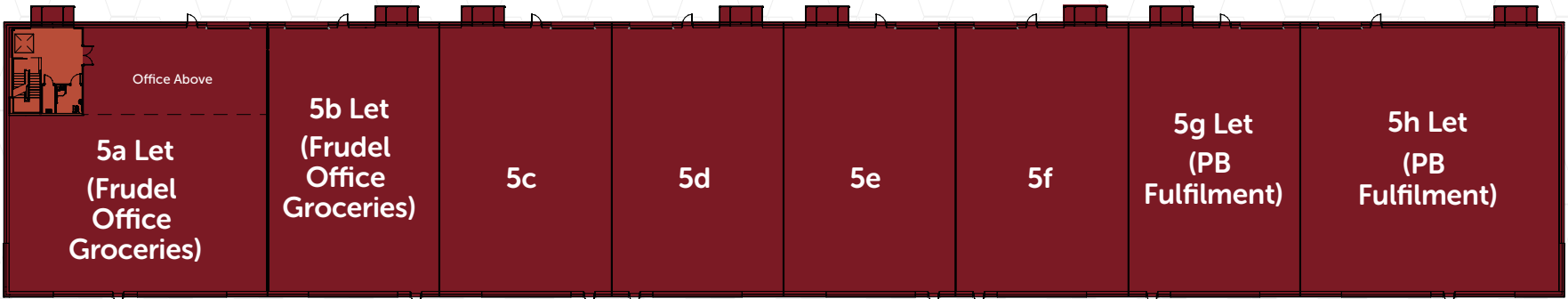
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



UNIT 5a FITTED WITH FIRST FLOOR OFFICE



Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
5a	Let						
5b	Let						
5c	4,395	408.26			4,395	408.26	4
5d	4,395	408.26			4,395	408.26	4
5e	4,395	408.26			4,395	408.26	4
5f	4,395	408.26			4,395	408.26	4
5g	Let						
5h	Let						

BLOCK 5

VAUXHALL
TRADING ESTATE

STOCKPORT

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER
SHUTTER DOOR



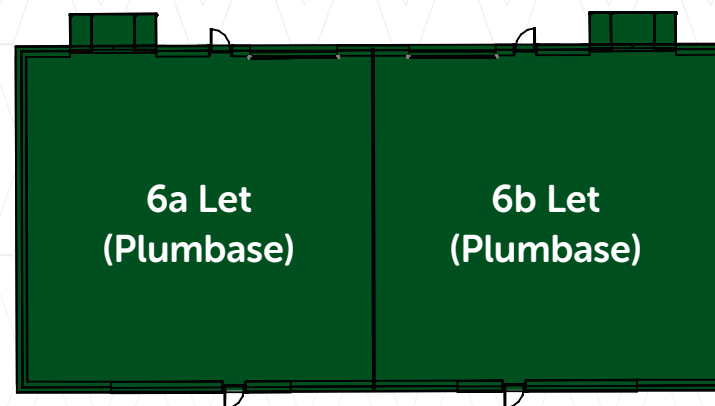
8M TO UNDERSIDE
OF HAUNCH



DESIGNATED PARKING
AND YARD AREAS



FINISHED TO SHELL, FIRST FLOOR OFFICE
FIT-OUT AVAILABLE BY NEGOTIATION



BLOCK 6

VAUXHALL
TRADING ESTATE

STOCKPORT

Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
6a	Let				
6b	Let				



WUKPG

WUKPG are pan-asset real estate developers and investors with extensive expertise in acquisition, development and asset management across industrial, healthcare, student accommodation and affordable housing. WUKPG own and manage a portfolio of multi - let industrial estates across the North of England with a focus on driving our sustainability credentials and ESG agendas.

- GDV £130m+ development pipeline
- £50m owned real estate investment portfolio
- 250+ Tenants across 65 properties
- 1 million sq ft of industrial units owned & managed
- 500,000 sq ft of industrial space currently under construction
- £65m GDV of industrial new build units under construction



VAUXHALL TRADING ESTATE

STOCKPORT | GREATER MANCHESTER

GREG STREET, STOCKPORT, GREATER MANCHESTER, SK5 7BR

TERMS/RENT

Available To Let on a new FRI lease
on terms to be agreed.
Rent & service charge on application.

VAT

All figures quoted will be subject to
VAT where applicable.

SERVICE CHARGE

Each occupier will pay an estates
charge for the upkeep and
maintenance of the estate.

FURTHER INFO

For further information please contact the letting agents.

Matt Styles

E matt.styles@dtre.com
M 07701 275 588

Jack Weatherilt

E jack.weatherilt@dtre.com
M 07920 468 487

Andy Backhouse

E andy@sixteenrealestate.com
M 07548 596 271

Managing Agents

Andrew Sutcliffe

E andrewsutcliffe@roger-hannah.co.uk
M 07548 232 852

Sixteen.
sixteenrealestate.com

0161 461 1616

DTRE
0161 549 9760
www.dtre.com


RogerHannah
0161 817 3399
www.roger-hannah.co.uk

vauxhall-stockport.co.uk

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