



Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
6b	2,842	264	2,842	264	5

# UNIT 6B

## 2,842 SQ FT

- 50 KVA 3 PHASE ELECTRICITY SUPPLY
- 64KWH GAS SUPPLY (POTENTIAL TO INCREASE)
- EPC A RATING
- PV PANELS (TO REDUCE OPERATING COSTS)
- ELECTRIC ROLLER SHUTTER DOOR
- 30 KN/SQ M FLOOR LOADING
- POINT LOADING INTERNAL DUAL RACKING LEG LOAD OF 70KN ON 200 X 200 BASEPLATE AT 600MM CENTRES APART
- 8M TO UNDERSIDE OF HAUNCH
- 5 CAR PARKING SPACES
- 2 EV CHARGING POINTS

**VAUXHALL TRADING ESTATE**  
STOCKPORT | GREATER MANCHESTER

### PLANNING

The unit has planning for use classes B2, B8 and E(g).

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

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A Development By **WUKPG**

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