

Ashton Road
Bredbury Park
Stockport
SK6 2QT

B8

0161 375 6000
www.b8re.com

TO LET

TRADE COUNTER / WAREHOUSE UNIT - TO BE REFURBISHED



5,460 SQ FT (507.25 SQ M)

LOCATION

The property is located in Bredbury Industrial Park, one of Manchester's principal industrial estates, approximately 0.5 miles from Junction 25 of the M60 motorway providing excellent connectivity to the M56, and M62 motorway network.

The property fronts Ashton Road, the main arterial route into Bredbury Industrial area, with main road frontage.

The property is approximately 3 miles east of Stockport town centre, 9 miles south of Manchester city centre and Manchester Airport 10 miles to the west.

DESCRIPTION

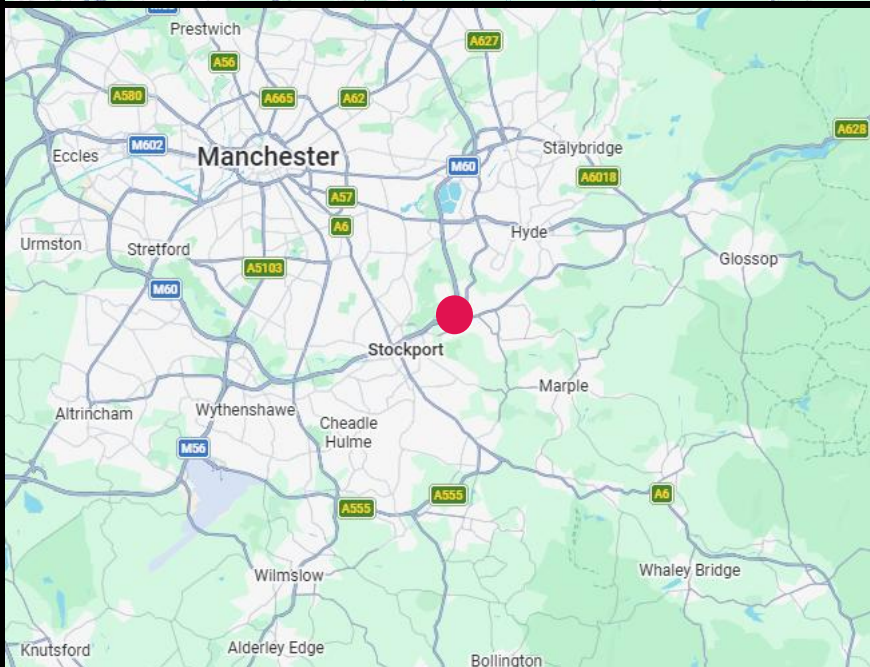
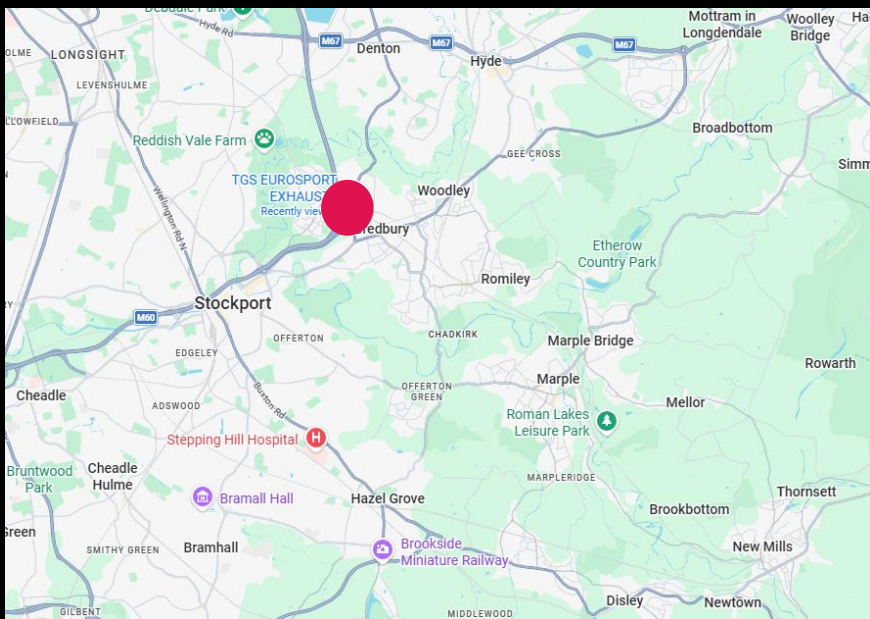
The property benefits from the following specification:

- Steel portal frame construction
- Eaves height of 4.88 metres
- 15 parking spaces
- One level access loading door
- Dedicated office accommodation
- 3-phase power

ACCOMODATION

AREA	SQ FT
Office ground floor	616.81
Warehouse	4,843.8
TOTAL	5,460





TERMS

Available on a new Full Repairing and Insuring lease.
Terms to be agreed.

LEGAL COSTS

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

EPC

Available upon request.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information / viewings please contact:

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