

Industrial

TO LET



Unit 11 Brookfield Industrial Estate, Brookfield Road, Cheadle, SK8 2PN

An end of terrace industrial unit

Summary

Tenure	To Let
Available Size	4,705 sq ft / 437.11 sq m
Rent	£40,000 per annum
Service Charge	Service charge details available upon request
Rateable Value	£28,000 Based on April 2026
EPC Rating	B

Key Points

- 2 electric level loading doors
- 3 phase power
- 5 Allocated parking
- Open plan warehouse

DESCRIPTION

An end of terrace industrial unit. The unit is constructed of a steel portal frame with part block and clad elevations under a pitched clad roof, which benefits from natural roof lights.

The property benefits from two electric loading doors and provides a clear open span space, that provides direct access into the service yard. Within the unit there are WC facilities along with a kitchenette. The property has 3 phase supply. There is 5 allocated car parking spaces plus loading bays.

LOCATION

The property forms part of the well established and popular Brookfield Business Park in Cheadle, which is very conveniently located being within a few minutes’ drive of the M60 motorway and Cheadle centre. Mainline rail services are available in Stockport centre, which is within 5/10 minutes’ drive and Manchester International Airport is within 15 minutes’ drive.

ACCOMMODATION

The accommodation comprises the following areas:

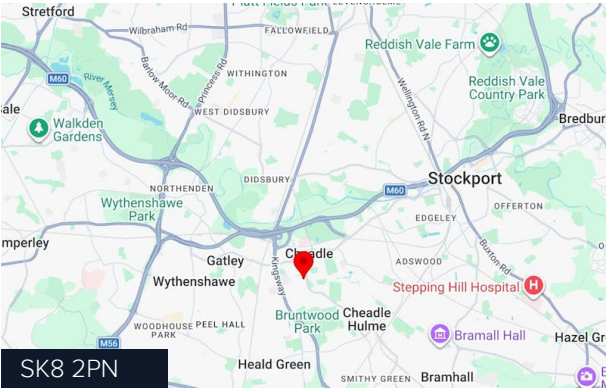
Name	sq ft	sq m	Availability
Ground - Warehouse	4,705	437.11	Available
Total	4,705	437.11	

VIEWINGS

Strictly via sole agents, Rock Real Estate.

TERMS

A new FRI lease is available, terms to be agreed.



Viewing & Further Information



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