

Bredbury Park

Bredbury Park Way, Bredbury,
Stockport, SK6 2TJ

Modern warehouse
Available to let | 79,259 sq ft

Immediately available



Fully Refurbished Space



Modern industrial warehouse

The unit comprises open plan warehousing, benefitting from 11.5m eaves height, LED lighting throughout, complete with a small mezzanine area and ancillary accommodation.

The property provides office accommodation and welfare facilities over two floors, including staff canteen / kitchenette area on ground and first floor.

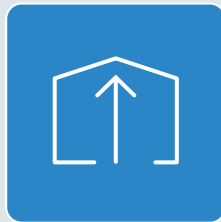
Externally the unit benefits from a large, roof mounted PV installation, the energy from which can be utilized onsite. The service yard is accessed via the western elevation of the building with ample circulation space and a yard depth up to 65m. Separate customer/ onsite car parking is available via the southern entrance with the inclusion of 6 EV charge points. Both access points benefit from secure sliding electronic gates.

Modern industrial warehouse

79,259 sq ft



Circa 70 car
parking spaces



11.5 m eaves
height



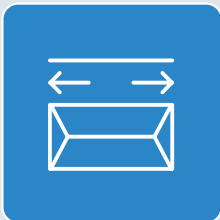
6 docks doors/
3 level access
doors



Two storey office
accommodation



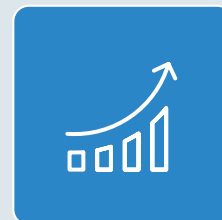
6 EV charging
points



Up to 65M yard
depth



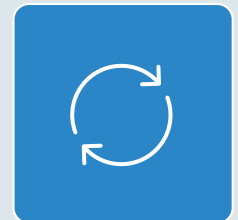
Secure
self-contained
site



EPC rating A



Fully sprinklered



565 PV panels
with an estimated
output of
248.35MWh

Site plan & accommodation

Bredbury Park

Area (sq ft)

Area (sq m)

Warehouse

71,066

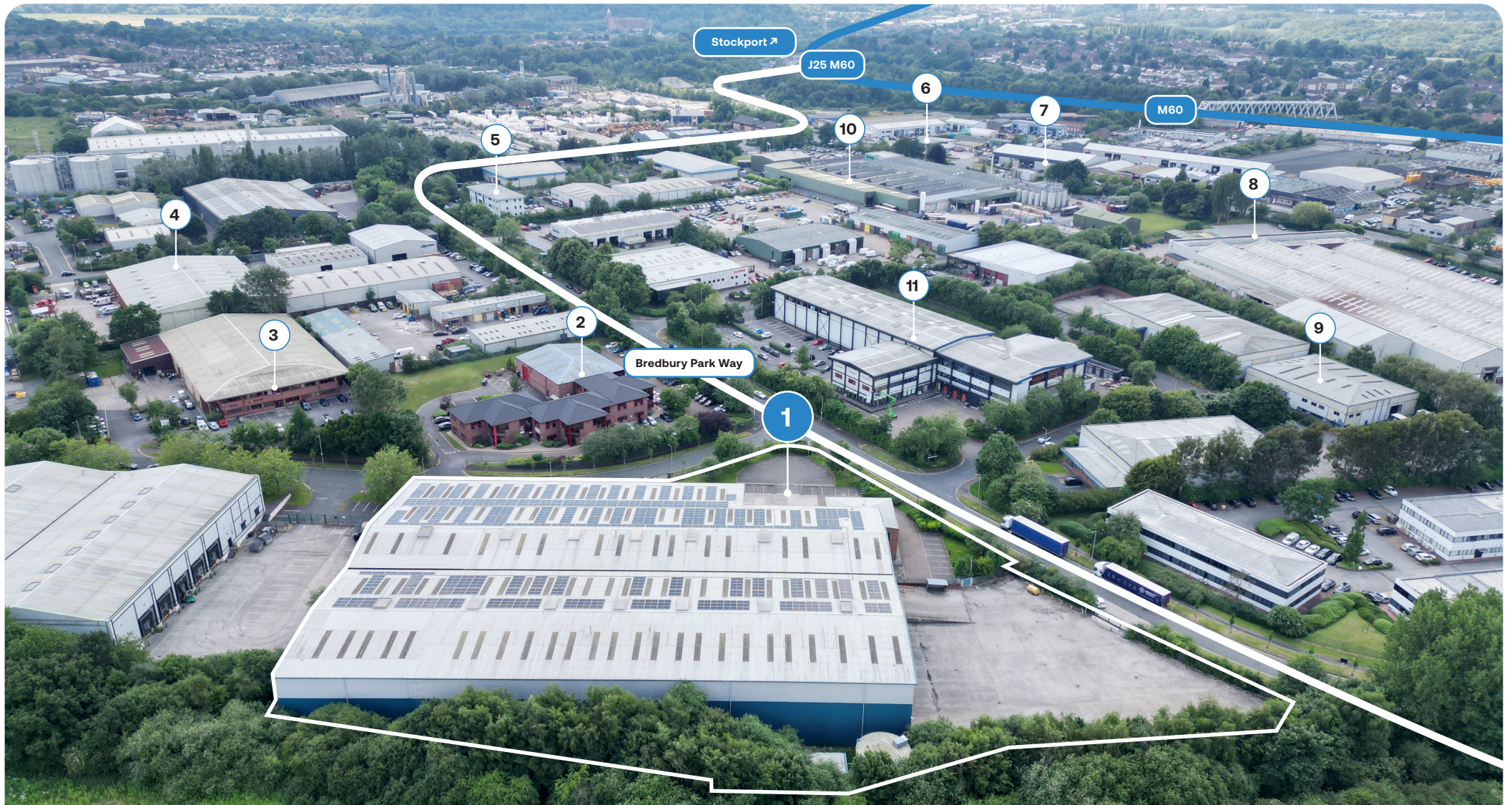
6,602

Office / ancillary

8,193

761

Total**79,259****7,363**



- | | | | |
|--------------------------------|-------------------|--------------|----------------------|
| 1 Bredbury Park | 4 Rethal | 7 Screwfix | 10 Frederic Robinson |
| 2 Emerson Automation Solutions | 5 Chapel Press | 8 Renold plc | 11 David Luke |
| 3 Satake Europe Ltd | 6 Darren Wood BMW | 9 DEXL Ltd | |



Car drive times

30mins

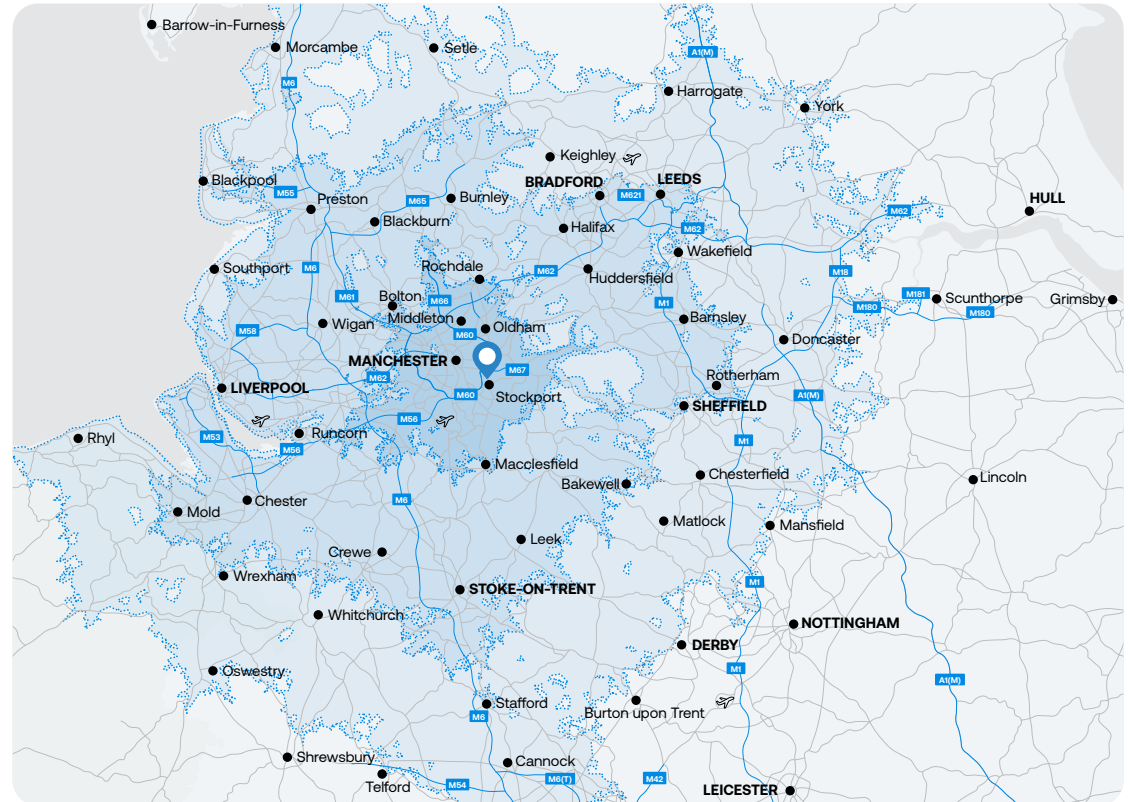
60mins

90mins

Location

Bredbury Park is located on Bredbury Industrial Estate which has a reputation in the market as a key location for industrial and logistics occupiers in the North West region.

The estate lies approximately 3 miles to the east of Stockport town centre and 9 miles to the south of Manchester City Centre. Manchester Airport is circa 8 miles away.



By Road

Located less than a mile to Junction 25 of the M60, Bredbury Park benefits from excellent access to the regional road network. The subject property's position close to the M60 also provides access to the M56, M62 and M6 motorways further establishing its prominence.



By Rail

Bredbury has a local train station with frequent services running to Manchester Piccadilly which provides intercity rail services to all major UK cities.



By Air

Liverpool John Lennon is 1 hour away and Manchester International Airport is 15 mins away.

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Warehouse
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[Book a viewing](#)

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Further information:

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable..

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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