

**TO LET**

**MODERN DETACHED WAREHOUSE / INDUSTRIAL UNIT**

# Carrs House

Horsfield Way, Bredbury Industrial Park,  
Bredbury, Stockport **SK6 2SU**

**35,694 sq ft**

**(3,316 sq m)**



**B8**  
0161 375 6000  
[www.b8re.com](http://www.b8re.com)

**Williams Sillitoe**  
0161 850 8030  
[willsill.co.uk](http://willsill.co.uk)

# Description

THE UNIT COMPRISES A MODERN DETACHED INDUSTRIAL/WAREHOUSE UNIT BENEFITTING FROM THE FOLLOWING SPECIFICATION:

Steel portal frame construction



Pitched Profile Clad Roof and Elevations



8m Clearance to Underside of Haunch



5 Dock Loading Doors



2 Level Loading Doors



Attractive Reception



Integral Ground Floor Offices



2 x Secure Surfaced Yards



Ample Car Parking



# Location

THE SUBJECT PROPERTY IS SITUATED FRONTING HORSFIELD WAY WITHIN BREDBURY INDUSTRIAL PARK ONE OF SOUTH MANCHESTER PRINCIPLE ESTATES AND LOCATED WITHIN 0.5 MILES OF J25, M60

It has excellent road connections with Junction 25 of the M60 orbital motorway approximately 0.5 miles to the southwest.

The property is located within close proximity to Stockport Town Centre and is approximately 6 miles southeast of Manchester City Centre.

Access is provided from J25 by heading north bound along Ashton Road (the A6017) and taking the first right onto Bredbury Parkway and then the second right onto Horsfield Way.

Stockport Town Centre is approximately 3 miles to the south west via the M60 whilst Manchester City Centre is approximately 7 miles north west.



**M60  
Junction 25  
0.5 miles**



**Bredbury  
Station  
1.4 miles**



**Stockport  
Town Centre  
2.4 miles**



**Manchester  
City Centre  
6 miles**



**Manchester  
Airport  
9 miles**

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**4,884 sq ft**

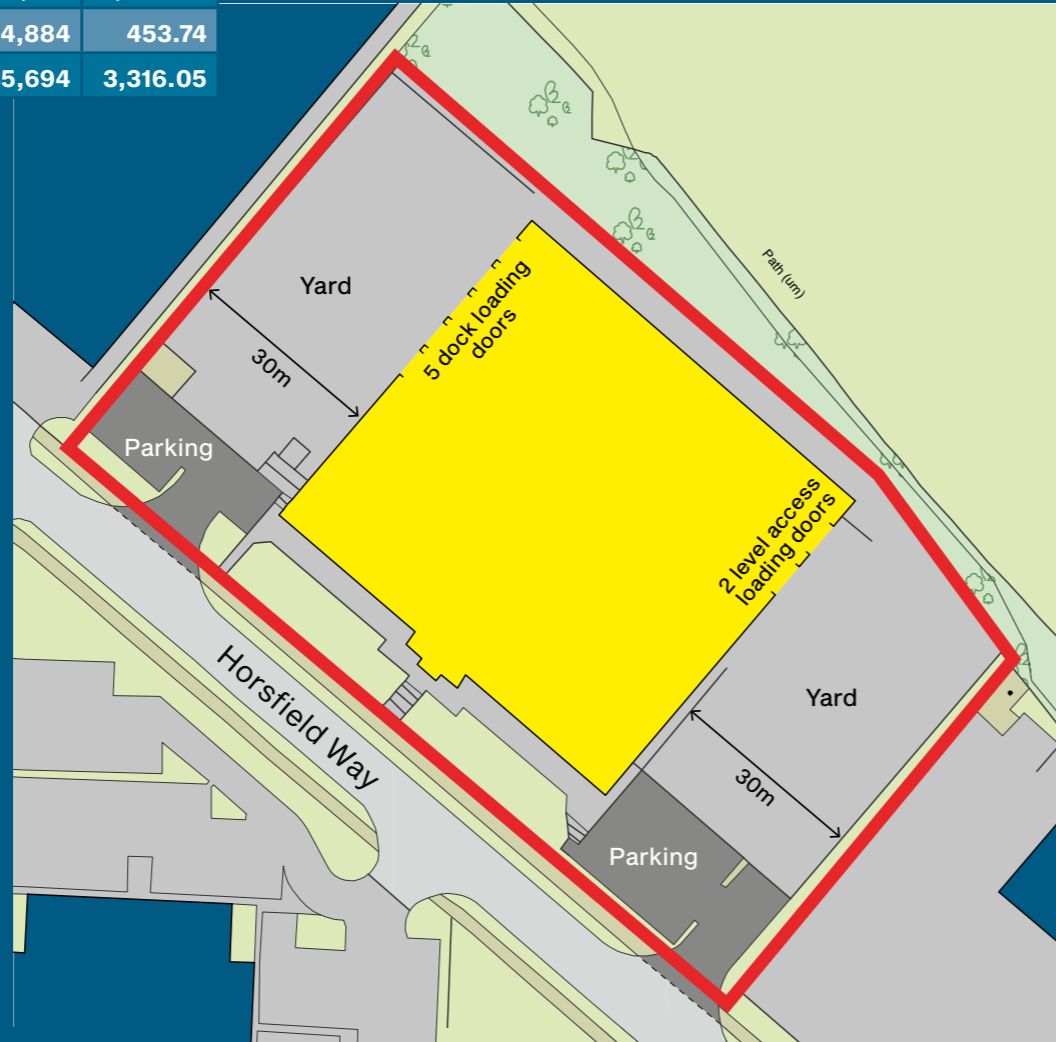
Ground Floor Reception  
Offices/Ancillary



# Accommodation

From measurements take on site, we calculate the gross internal area to be as follows: -

DESCRIPTION	SQ FT	SQ M
Warehouse	30,810	2,862.32
Reception /Offices/Ancillary	4,884	453.74
Total	35,694	3,316.05



The premises has a total site area of

# 1.918 acres



**30,810 sq ft**

Warehouse Floor Space

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## TERMS

The unit is available by way of a new repairing and insuring lease on terms to be agreed. Further details available upon request.

## BUSINESS RATES

The premises are currently assessed at a rateable value of £160,825.

## LEGAL COSTS

Each party to bear their own legal costs in relation to this transaction.

## EPC

An EPC is available upon request.

## VIEWINGS

Strictly via appointment with the joint agents, B8 Real Estate & Williams Sillitoe.

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