

COMING SOON



AU**RORA**
STOCKPORT
INDUSTRIAL PARK • J1 M60

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L I G H T U P Y O U R P O T E N T I A L
UNITS FROM 8,650-46,566 SQ.FT. OF NEW INDUSTRIAL SPACE

THE SCHEME

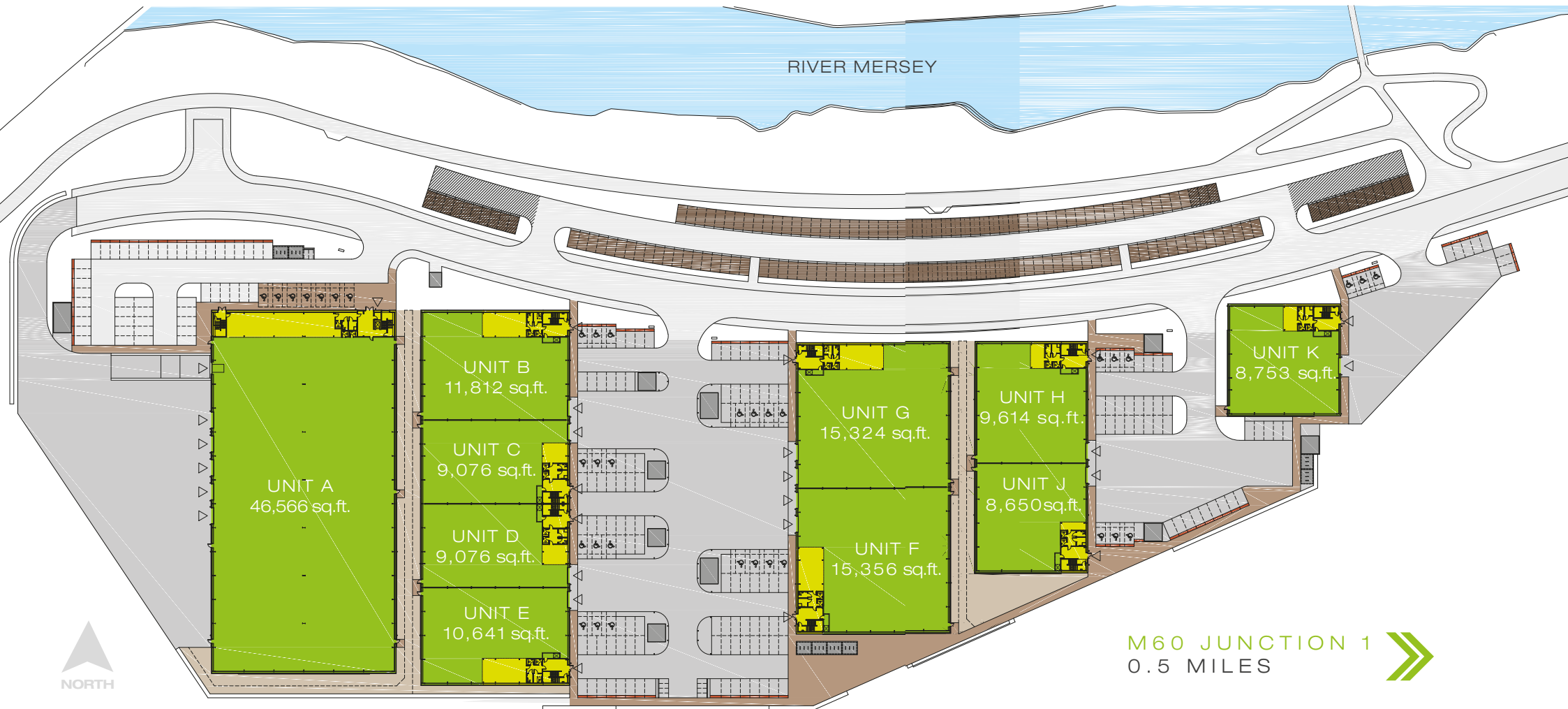
Aurora Stockport is a brand new development of 10 industrial units ranging in size from 8,650 sq ft to 46,566 sq ft providing a total of 145,000 sq ft. (Gross Internal Area).

The industrial park will provide a mix of stand-alone, semi-detached and terraced units within a well managed and landscaped environment. The specification of the units will include:-

- Steel portal frame construction
- 5% offices finished to CAT A
- 8m to 10m eaves height
- Loading via electric sectional up and over doors
- Power floated concrete floor with 50Kn/m² loading capacity
- Secure yard areas
- Male, female and disabled WCs with shower
- Excellent parking provision
- Monitored CCTV

[CLICK HERE](#) FOR SITE PLAN





LOCATION

With direct access to junction 1 of the M60 motorway Aurora Stockport is one of Greater Manchester's best connected industrial parks.

The M60 provides excellent transport links to the local, regional and national motorway network with the M56, M62, M61 and M6 all within easy reach. Manchester Airport is only 8 miles from the park bringing international markets closer.

The industrial park also benefits from excellent public transport links. Stockport railway station providing direct access to Manchester & London is minutes away and a number of bus routes are in close proximity to the park.



STOCKPORT TOWN CENTRE
& RAILWAY STATION
1.5 MILES



MANCHESTER CITY CENTRE
7 MILES

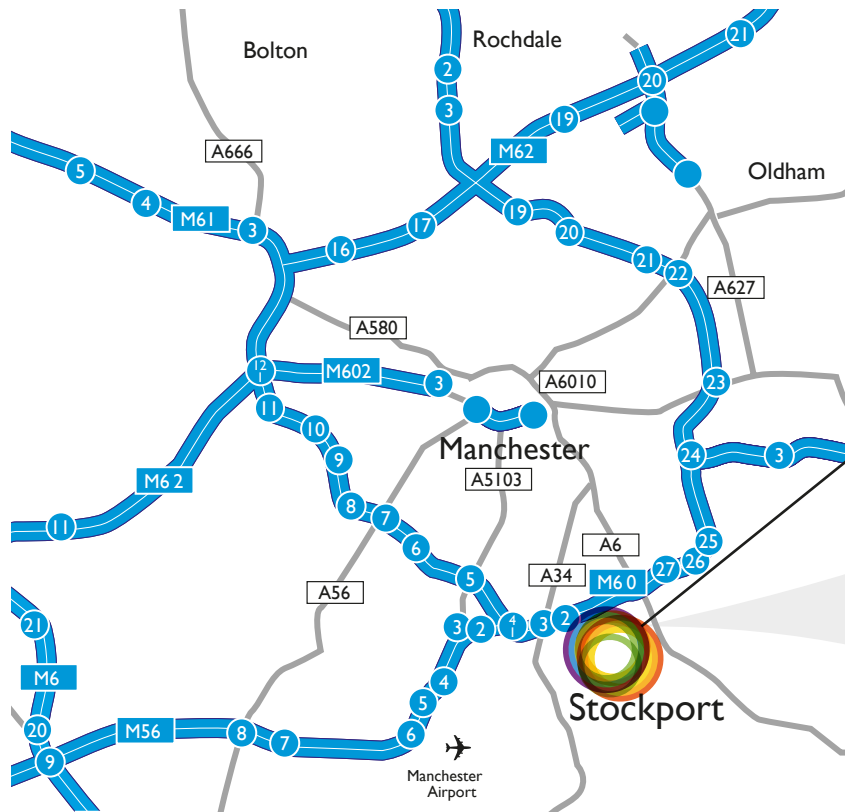


J1 M60
0.5 MILES



MANCHESTER AIRPORT
8 MILES

[CLICK HERE FOR MAPS](#)



AURORA



STOCKPORT

From its prime location Stockport has become one of the North West's leading and most successful business locations.

Stockport's highly skilled workforce offer significant opportunities for companies, whilst the town's connectivity and excellent location mean regional, national and international markets can be reached with ease.

- Stockport's population is 286,800 with 62.0% of working age
- Stockport supports the third largest workforce within Greater Manchester, with 119,000 people employed within the borough's 11,800 businesses
- 2 million people of working age live within 30 minute drive time of Stockport
- 41% of residents are educated to NVQ level 4 or above, significantly higher than regional and national averages
- Key employers include MAN Diesel, United Biscuits, Allied Bakeries, adidas and BSkyB

CLICK HERE FOR AERIAL



WEST COAST MAIN LINE

STOCKPORT TOWN CENTRE

TRAIN STATION

VW

MAZDA

PETS AT HOME

AUDI

J1

CO-OPERATIVE BANK

STAPLES

CDL

WILLIAMS BMW

M60

BESTWAY CASH & CARRY

A560

PLUMB CENTER

CHEADLE

AURORA

J2

[BACK TO STOCKPORT PAGE](#)

AVAILABILITY

Please see below a breakdown of unit sizes.

UNIT	Warehouse (SQ.FT)	Offices (SQ.FT)	Total (SQ.FT)
A	43,724	2,842	46,566
B	10,454	1,358	11,812
C	8,086	990	9,076
D	8,086	990	9,076
E	9,283	1,358	10,641
F	13,966	1,390	15,356
G	13,966	1,358	15,324
H	8,739	875	9,614
J	7,858	792	8,650
K	7,878	875	8,753
Total	132,040	12,828	144,868

TERMS

The units will be available on a leasehold basis
with terms upon application.

CONTACT

For information about Aurora Stockport please
contact CBRE with any enquiries.



STEVE CAPPER
stephen.capper@cbre.com



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