



S:PARK
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85%
OF FINAL PHASE
NOW SOLD



UNIT 13
9,323 sq ft. (866 sq.m)



UNIT 15
9,441 sq ft. (877 sq.m)

Only 2 units remaining
9,323 sq ft - 18,764 sq ft

8.4M EAVES | PRIVATE SELF CONTAINED YARD | JUNCTION 27 M60
ADJACENT BIG YELLOW SELF STORAGE, JAGUAR LAND ROVER & INFINITI

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Location

Overlooking Junction 27 of the M60 S:Park commands a prominent, visible and accessible location. Opposite Tesco Extra, adjacent to Reddish Vale Country Park and within a short distance of Stockport Town Centre S:Park is ideally suited to a wide variety of uses.

Travel Distances

Stockport Town Centre 1.6 miles
Manchester City Centre 5.5 miles
Manchester Airport 6 miles

Terms

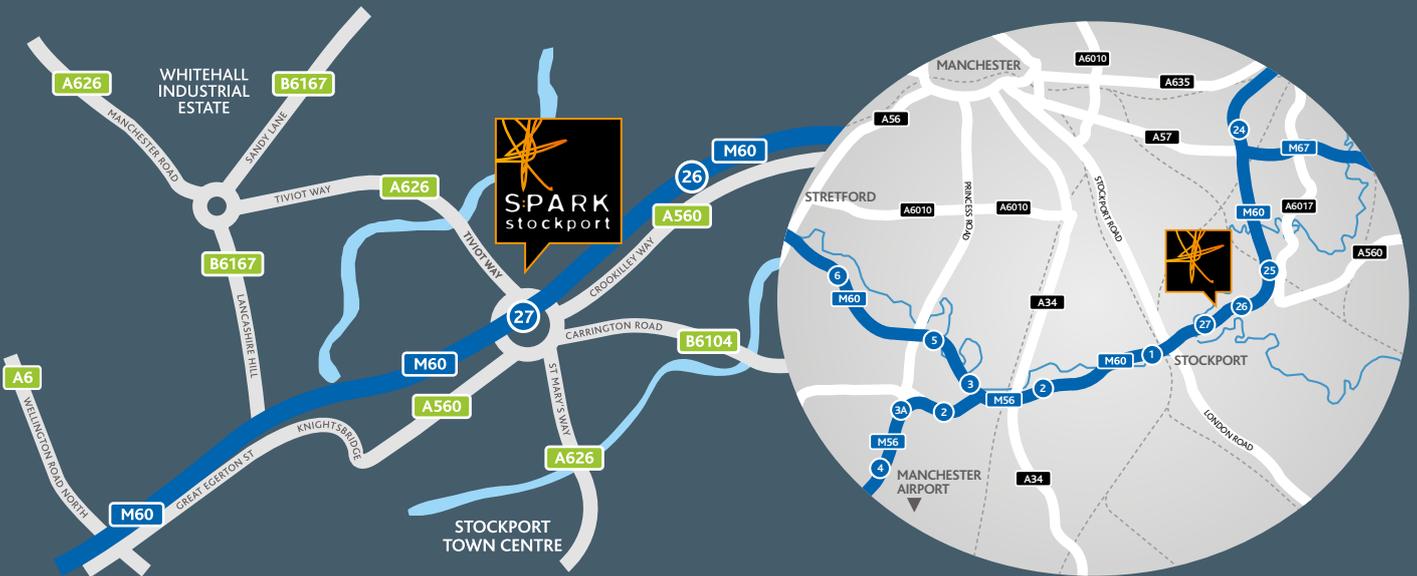
The Freehold of the units are available for sale. Leasehold options will be considered subject to covenant strength. Occupation available immediately.



Technical Specification

- 8.4m clear internal height
- Full height loading doors
- 15% warehouse roof lights
- 37.5kN per sq m minimum floor loading
- Units capable of being combined up to 18,764 sq ft (1,743 sq m)
- First floor mezzanines for storage or fitting out as offices
- Unit 15 benefits from a private gated yard

Unit	Grd Floor	1st Floor	TOTAL
13	7,777 sq ft (722 sq m)	1,546 sq ft (144 sq m)	9,323 sq ft (866 sq m)
15	7,904 sq ft (734 sq m)	1,537 sq ft (143 sq m)	9,441 sq ft (877 sq m)



A development by:

Chancerygate

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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending tenant should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. October 2015.