

DISCOVERY PARK

C R O S S L E Y R O A D S T O C K P O R T S K 4 5 B G

FOR SALE
OR TO LET

HOME

LOCATION

ACCOMMODATION

DESCRIPTION

VIEWINGS



UNIT B
76,275sqft
7,086sqm

UNIT A - SOLD

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Discovery Park is located off Crossley Road, close to its junction with the A6 (Wellington Road North), the main arterial route from Stockport to Manchester and is approximately 2 miles north of Stockport town centre.

Access to the regional motorway network is via J1, J26 and J27 of the M60 motorway approximately 2 miles to the south.

Manchester city centre is approximately 4 miles to the north and Manchester International Airport is approximately 7 miles to the south-west.

There is an excellent Intercity train service (West Coast Mainline) between Stockport and London Euston.



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UNIT B	Sqm	Sqft
Warehouse	6,236.5	67,129
Ground Floor Office Stores	417.5	4,494
First Floor Office	432.0	4,652
Total GIA	7,086.0	76,275

SERVICE CHARGE

A service charge is in place to cover all shared costs including 24 hour security, the maintenance of the estate road and common parts.

SERVICES

All mains services are either available or connected to the unit.

VAT

All prices and outgoings quoted are exclusive of, but will be liable to VAT at the prevailing rate.

TERMS

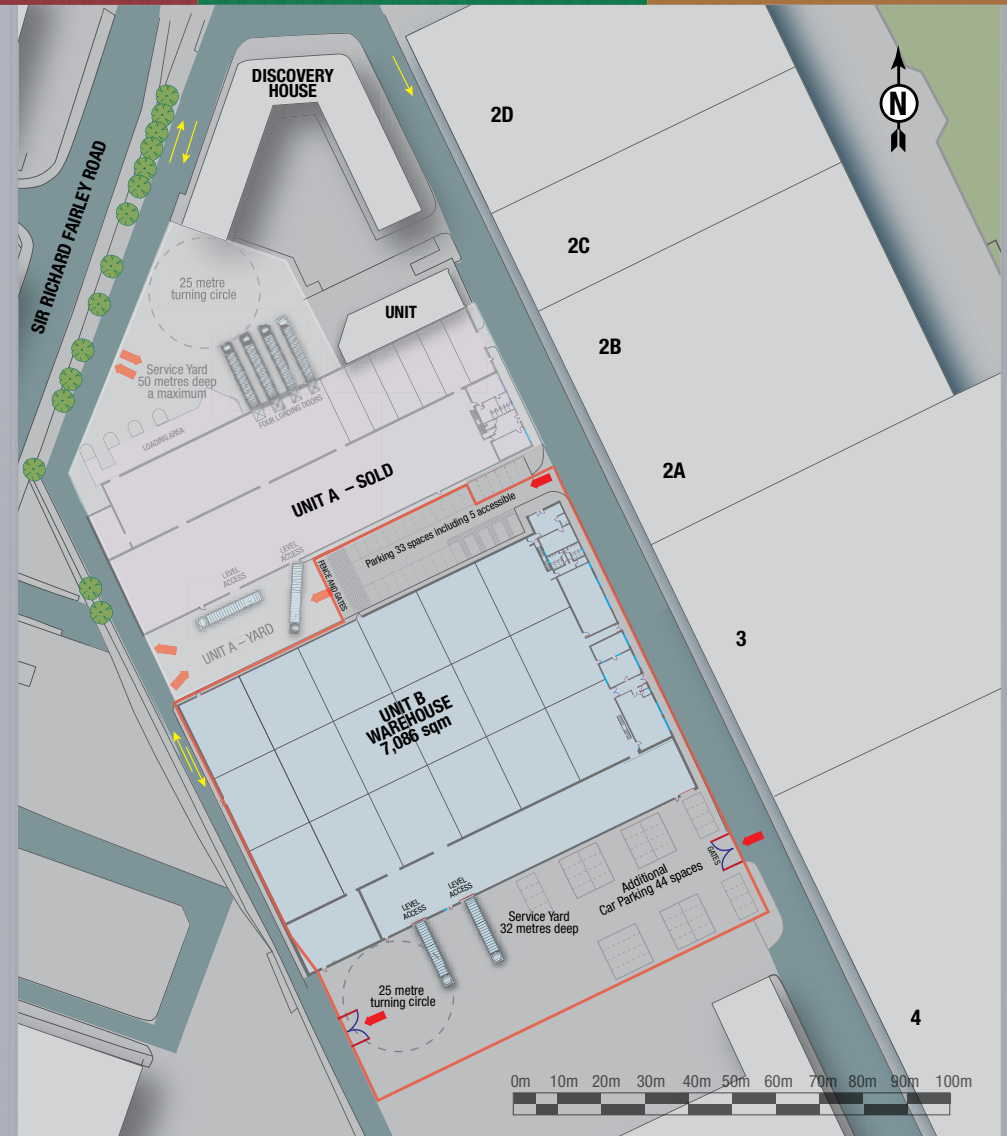
Upon application.

RATEABLE VALUE

To be assessed.

LEGAL COSTS

Each party is to bear their own legal costs.



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Unit B is a comprehensively refurbished self-contained industrial / warehouse unit with office space. Unit A is sold.

The specification includes:

- Brand new PVC coated profile steel cladding roof incorporating natural roof lights
- Brand new PVC coated profile steel cladding to walls
- Level access doors
- Eaves 5.5m to 8m
- Substantial secured yard
- Fully refurbished offices



UNIT B



UNIT B



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CONTACTS



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