

**FOR SALE**  
**or TO LET**

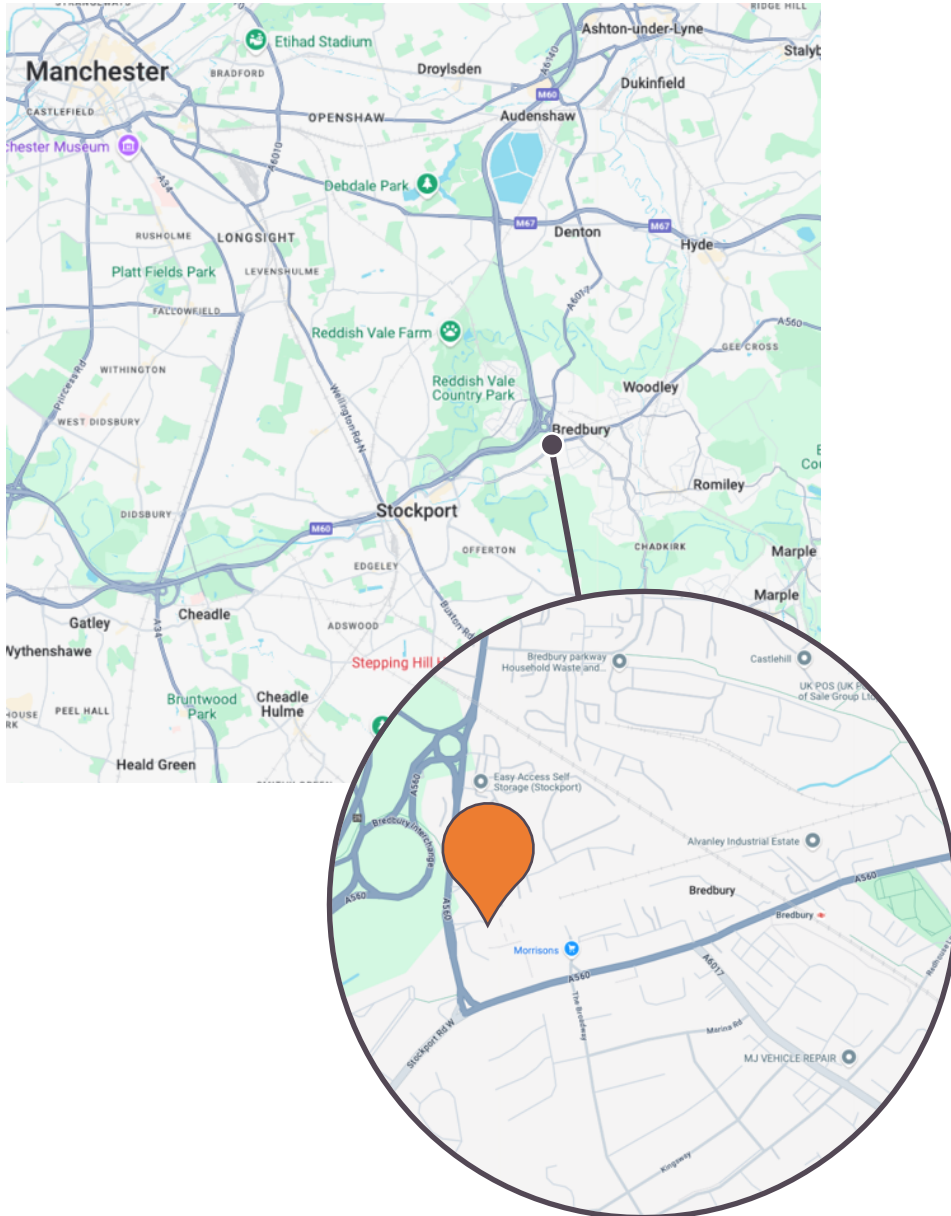
WHITEFIELD ROAD | BREDBURY | STOCKPORT

**OFFICE / WAREHOUSE**

11,651 SQ FT | 1,082 SQ M



## LOCATION \_\_\_\_\_



The property is situated in Bredbury, a popular suburb within the Metropolitan Borough of Stockport, which lies 6 miles south of Manchester city centre and 1.5 miles north east of Stockport town centre.

Strategically positioned on the edge of Bredbury Park Industrial Estate, the property benefits from excellent connectivity. The adjacent Bredbury Interchange provides swift access to the M60 ring road which, in turn, links with the wider motorway network.

Bredbury train station is less than a 15 minute walk from the property and provides frequent West Coast mainline services to Manchester (8 minutes) and London Euston (2 hours).

Nearby amenities within a short stroll of the property include McDonalds, Homebase, Travellers Call Public House and Morrisons, including petrol and EV charging station.

**Situated on the edge of Bredbury Park Industrial Estate, at Junction 25 of the M60 ring road**





BREDBURY

A6017

Bredbury

HOMEBASE

A560

MORRISONS

Whitefield Rd

MCDONALDS

A560

A560

Bredbury Interchange

A560

To M60

SITE BOUNDARY FOR INDICATIVE PURPOSES ONLY



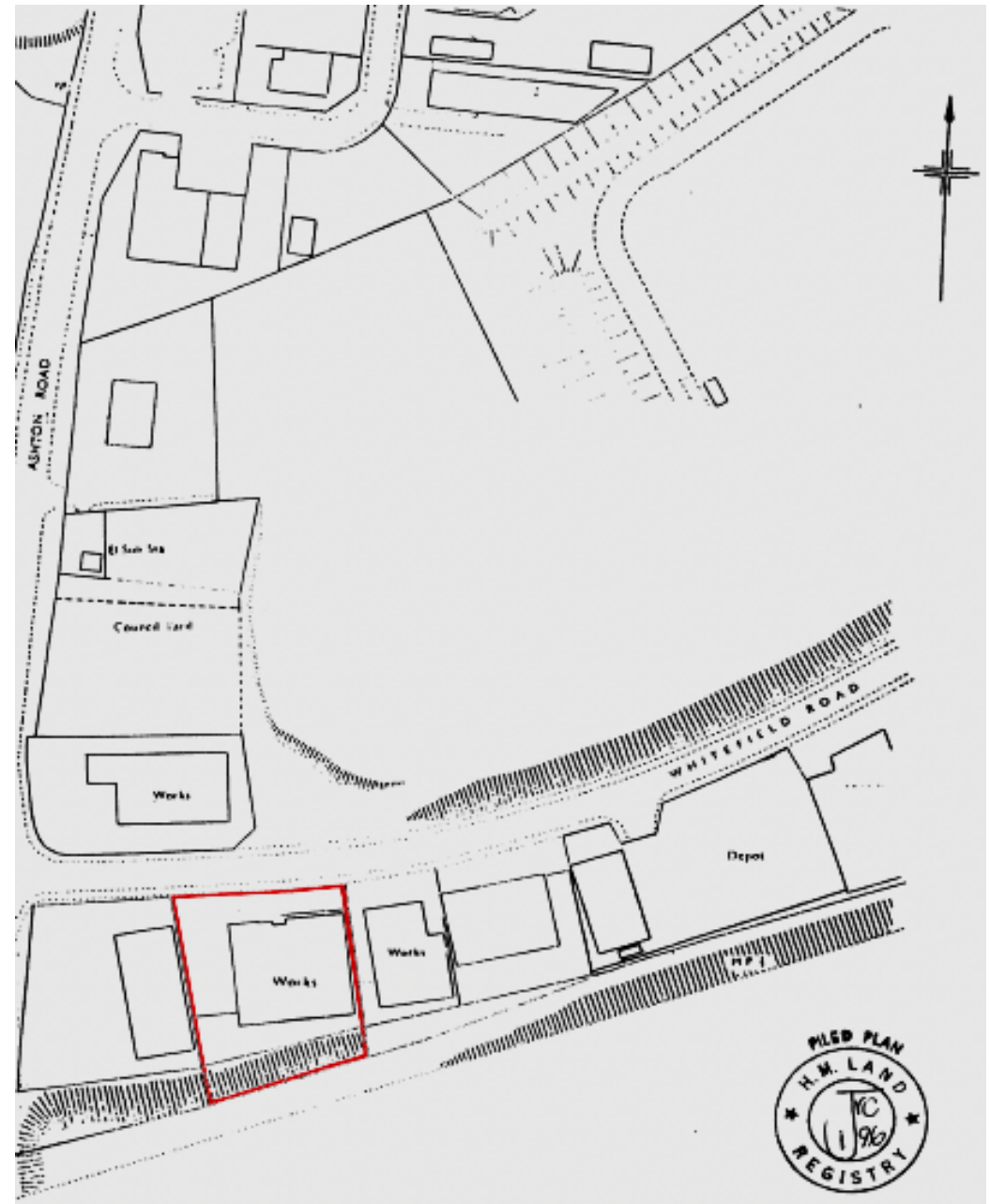
## THE PROPERTY \_\_\_\_\_

# A single-storey office building with modern adjoining warehouse

The main building comprises good quality refurbished office space with canteen and break out area.

The rear warehouse was built in 2007 and comprises a steel portal frame with metal profile cladding elevations. The warehouse can be accessed directly from the offices or via a roller shutter door off the yard.

Externally, 30 car parking spaces have been provided.





# ACCOMODATION \_\_\_\_\_



## Office Building

- Part suspended ceilings
- Recessed lighting
- Oil fired central heating
- Fitted carpets
- WC's
- Kitchen / canteen
- Meeting rooms
- Private offices
- Reception area
- Break out areas

## Warehouse

- 6 metre eaves
- Roller shutter door
- Loading yard

## External

- 0.55 acres site
- 30 Car Parking Spaces
- Loading yard

| AREA         | SQ FT         | SQ M            |
|--------------|---------------|-----------------|
| OFFICES      | 7,897         | 733.67          |
| WAREHOUSE    | 3,299         | 306.46          |
| <b>TOTAL</b> | <b>11,196</b> | <b>1,040.13</b> |

|                  |                   |                      |
|------------------|-------------------|----------------------|
| <b>SITE AREA</b> | <b>0.55 ACRES</b> | <b>0.22 HECTARES</b> |
|------------------|-------------------|----------------------|

The property has been measured in accordance with the RICS Code of Measurement Practice (6<sup>th</sup> Edition) and the above Net Internal floor areas have been calculated.



## TERMS \_\_\_\_\_

### RENT / PRICE

The property is available to purchase, with offers in excess of £1.1m to be considered.

Alternatively, the property can be let on FRI terms to be agreed at a rental of £90,000 per annum.

### TITLE

The land is held freehold.

### RATEABLE VALUE

The property has a current rateable value of £50,500.

### EPC

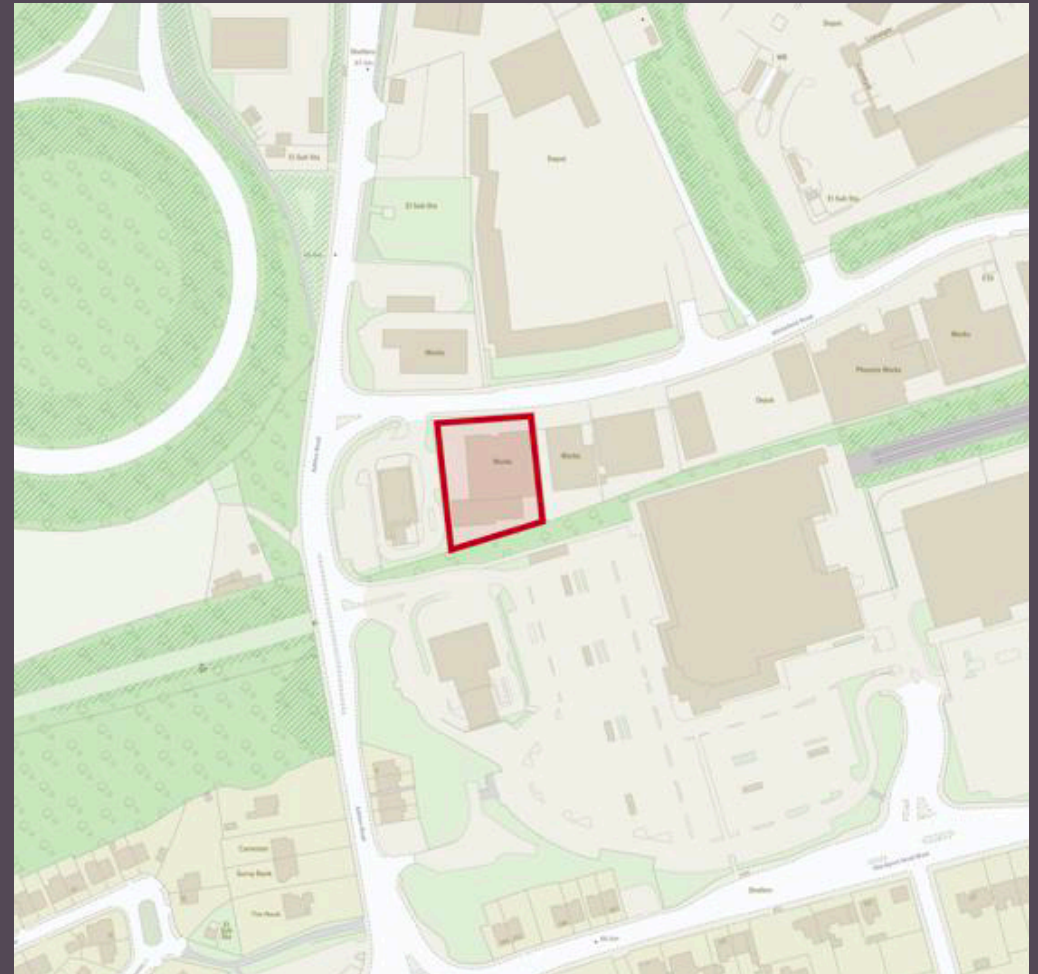
B-40.

### VAT

All prices are quoted exclusive of but may be subject to VAT.

### ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



## EDWARDS PROPERTY CONSULTANTS

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The logo for Edwards Property Consultants, featuring the word "Edwards." in a bold, black, sans-serif font on a bright yellow background.