

# To let

## Space for business

SELF-CONTAINED WAREHOUSE/INDUSTRIAL UNIT WITH 0.5 ACRE  
SECURE YARD, ROLLER SHUTTER DOORS, PARKING AND TWO  
STOREY AUXILIARY OFFICE SPACE

38,700 sq ft (3,600 sq m)



## Unit 2, Bramhall Moor Industrial Park

Hazel Grove, Stockport, SK7 5BW

 **0121 228 0000**  
**pallmallestates.co.uk**

High value, low cost, flexible business space to let throughout the UK



## Description

The property comprises a modern manufacturing / warehouse facility incorporating two storey offices with a substantial half acre yard and car park. The property is of a steel portal frame construction with brick walls to all elevations and a corrugated roof incorporating 10% roof lights. The warehouse is in two bays and provides good quality open plan accommodation with a 19.6 ft (6m) eaves height. Lighting is provided by high bay sodium lighting and the unit is heated by free standing gas fired hot air blowers. Access to the unit is by four up and over roller shutter doors which also access the 0.5 acres secure yard space. The auxiliary office space is two storeys with a combination of open plan and cellular space with suspended ceilings with recessed fluorescent strip lights and is heated by a gas fired central heating system.

## Location and Access

The property is situated on Bramhall Moor Industrial Park within easy reach of both the M60 J1 & J27 (approx 3 miles north) and Manchester Airport (approx 4 miles west). The M60 Manchester orbital provides excellent access to the regional extensive motorway network including the M56, M62, M61 and in turn the M6. Woods Moor and Hazel Grove Stations are both less than half a mile away.

## Unit Sizes

	Sq ft	Sq m
Unit 2		
Warehouse	35,200	3,275
Office	3,500	325
<b>Total</b>	<b>38,700</b>	<b>3,600</b>
Secure yard	21,780	2,025

## Features and Benefits

- 0.5 acre secure yard
- Twin bay, 38,700 sq ft warehousing
- 19.6 ft (6m) eaves height
- 4 roller shutter doors
- Manchester Airport approx 4 miles
- M60, J1 and J27 approx 3 miles

## Lease Terms

The property is available to let on customer focused flexible lease terms and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

## Viewing

By prior arrangement with Pall Mall or our agents – contact details below.

### Subject to contract

Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. May 2012.



## The Pall Mall promise

With almost 5.5 million sq ft of business space in over 100 locations through out the UK. Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.