

TO LET

crossleypark

Refurbished single storey warehouse/factory units

2,500 - 65,000 sq ft
(232 - 6,038 sq m)

Crossley Road, Heaton Moor, Stockport, SK4 5BF



- 24 hour site security provisions including manned gatehouse and monitored CCTV

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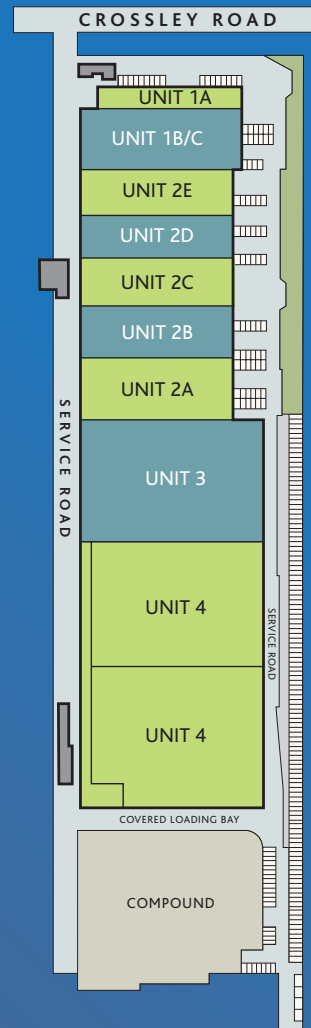
Description

The estate offers a range of industrial / warehouse units, which generally benefit from the following features

- Fully refurbished
- Clear open span space
- Concertina loading doors
- Heating & Lighting
- Ancillary facilities

Offices can be incorporated to individual requirements.

Full details of individual unit specifications are available from the letting agents.



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Accommodation

The estate can provide a range of accommodation ranging in size from 2,500 – 65,000 sq ft (232 – 6,000 sq m).

For current availability please contact the joint letting agents.

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2,500 - 65,000 sq ft
(232 - 6,038 sq m)



Estate Amenities

- Well known established business location
- 24 hour site security provisions including manned gatehouse and monitored CCTV
- Fully refurbished accommodation available
- Effective ongoing estate management policy

Service Charge

A service charge will be levied for the maintenance and upkeep of the common areas. Details are available on request.



Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority.

VAT

All figures quoted are exclusive of VAT at the current prevailing rate.

Location

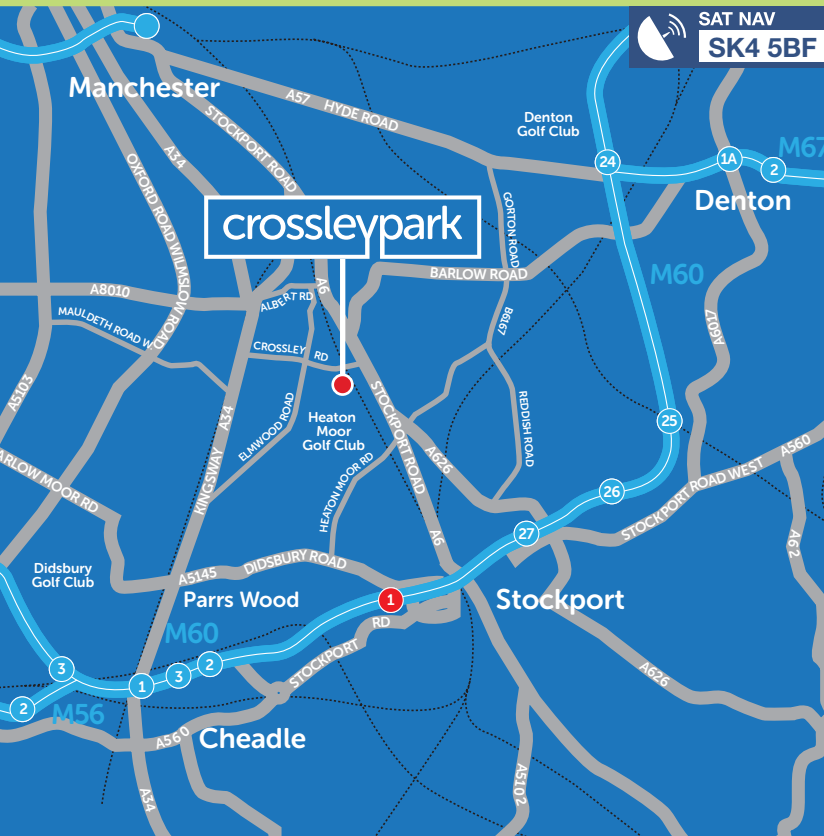
Crossley Park is situated on Crossley Road, Heaton Chapel, just off the main A6 Stockport to Manchester Road (Wellington Road North).

Stockport Town Centre is within 5 minutes drive, access to J1 & J27 of the M60 Orbital Motorway is within 2 miles, whilst Manchester City Centre is 4 miles away to the North and Manchester International Airport 7 miles South-West via the M60 & M56.

There is also a regular Inter-City train service between Stockport and London.

**Within 5 minutes of the M60 &
4 miles from Manchester City Centre**

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Viewing

The properties are available by way of full repairing and insuring leases, with flexible letting options available.

Details of available units are shown on the attached schedule and viewings can be arranged by appointment with the joint letting agents.

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