



## **Unit 2, Sharston Point**

**Bradnor Road, Sharston Industrial Estate, South Manchester, M22 4TE**

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**Modern Warehouse/Industrial Unit  
14,162 sq. ft. (1,316 sq. m.) approx.**

- **9m Eaves Height**
- **Prominent Location**
- **Large Service Yard/Parking Area**
- **Excellent motorway access**

## Summary

<b>Available Size:</b>	14,162 sq. ft. (1,316 sq. m.) approx.
<b>Rent:</b>	£141,620 per annum
<b>EPC Rating:</b>	Upon enquiry

## Description:

The property comprises a modern semi-detached unit of steel portal frame construction incorporating part brick, part blockwork walls at lower level with insulated profile metal cladding above, together with an insulated profile metal roof incorporating translucent roof lights.

Internally the accommodation provides the main open plan warehouse area with a range of private and open plan offices and male and female WC's.

The warehouse area benefits from the provision of modern LED lighting, heating via 2 gas fired blower units together with access to two electrically operated roller shutter doors being approximately 4.2m wide by 5m high.

The approximate eaves height of the warehouse is 9.4m rising to approximately 11m at the apex.

## Location:

Prominent position at the junction of Bradnor Road and Sharston Road, in the popular Sharston Industrial Estate.

Sharston Road provides direct access to Junction 2 of the M56 motorway, with access to the M60 also within 1 mile.

The unit is situated in close proximity to both Stockport Town Centre and Manchester Airport. Manchester City Centre is approximately 7 miles to the North.

## Floor Areas:

The approximate floor areas are as follows:

Name	sq ft	sq m
Warehouse	12,306	1,143.6
Offices	1,856	272.5
<b>Total</b>	<b>14,162</b>	<b>1,316.20</b>

## Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a commencing rental of £141,620 per annum exclusive.

## Viewings:

Strictly by appointment through sole agents Avison Young.

## EPC:

An EPC is available by request.



## Viewing & Further Information

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