



# Ashbrook Approach

Ashbrook Business Park  
Longstone Rd  
Heald Green  
Manchester  
**M22 5LB**

**TO LET** BRAND NEW WAREHOUSE / BUSINESS UNITS  
**3,870 - 16,620 SQ FT**



**AVISON  
YOUNG**

**Williams  
Sillitoe**

**LOCATION**

Ashbrook Approach is located on Ashbrook Business Park just off Styal Road and is adjacent to Manchester International Airport.

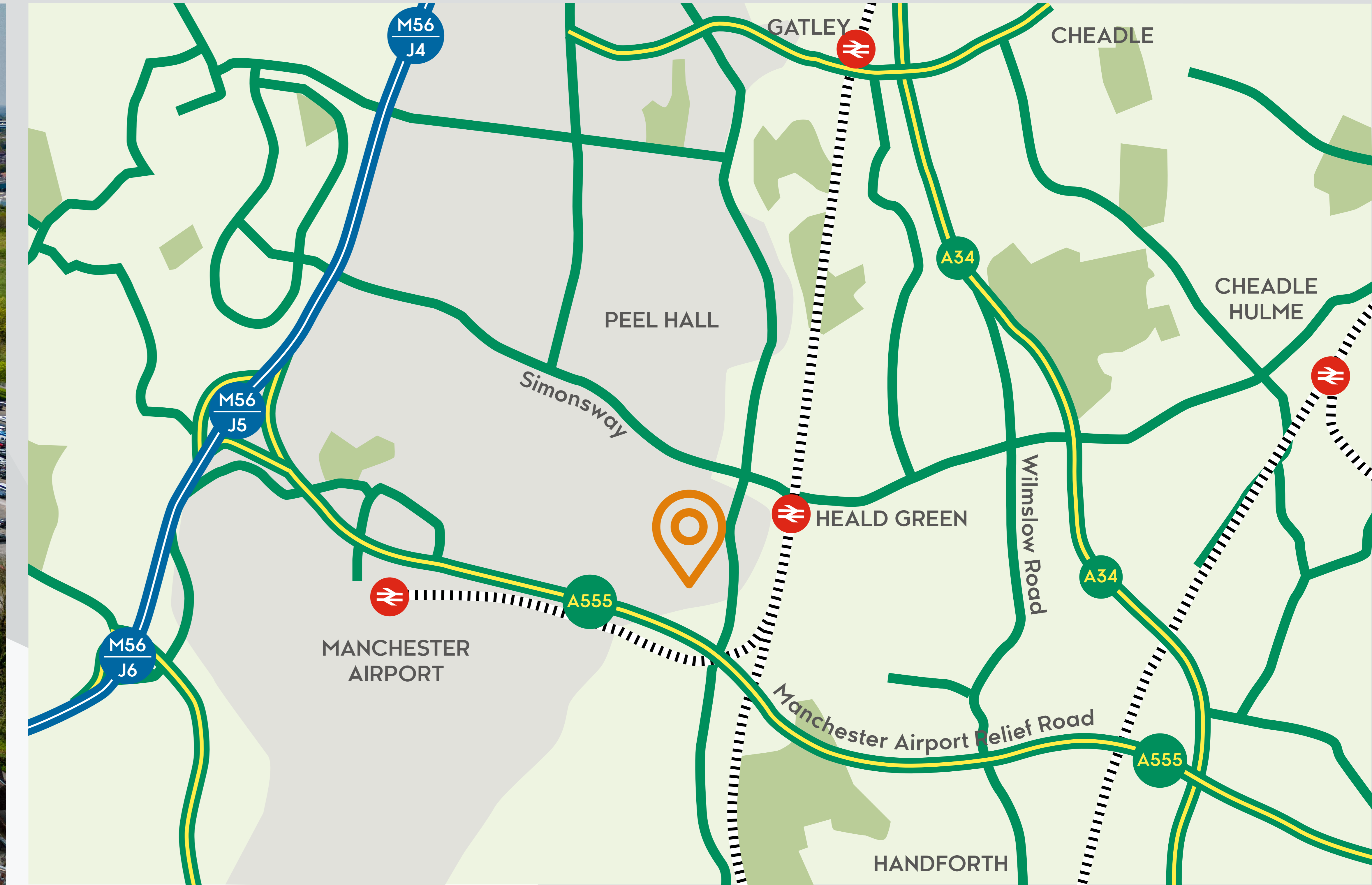
Junction 5 of the M56 is within 1 mile and provides easy access to the M60 and M6 motorways and the rest of the regional network.

The SEMMS link road provides an east-west route from Hazel Grove, via the existing A555, to Manchester Airport.

The South Manchester / Manchester Airport extension to Manchester's Metrolink system has been completed. The nearest station is on Shadowmoss Road, which is within a 10 minute walk.

Ashbrook Approach is just a couple of minutes' walk away from Heald Green railway station which provides regular and direct links to Manchester Piccadilly (and from there to London), East Didsbury, Manchester Airport, Wilmslow and access to the rest of the regional rail network.

Local amenities include Train Gym, Premier Inn and multiple retailers including Tesco, Costa, Subway & Co-op.



## DESCRIPTION

The scheme comprises of 4 new warehouse / business units built to shell specification ready for occupiers to undertake their own fit out to suit their occupational needs.

All areas are approximate on a GEA (Gross External Area) sq ft basis.

## ACCOMMODATION

Unit	GEA	Warehouse	Mezzanine
A	3,870	2,775	1,095
B	3,870	2,775	1,095
C	3,870	2,775	1,095
D	5,010	3,585	1,425
<b>Total</b>	<b>16,620</b>	<b>11,910</b>	<b>4,710</b>



UNITS FROM  
**3,870 -**  
**16,620 sq ft**

## SPECIFICATION

The scheme comprises of 4 new industrial units, with service areas and associated landscaping, 25 car parking spaces, bin and cycle stores.

The units are split into two blocks, including a block of 3 units and a separate stand-alone unit. Each incorporates a large roller shutter door, ground floor reception and accessible WC, as well as a mezzanine open plan office / storage area on the first floor.

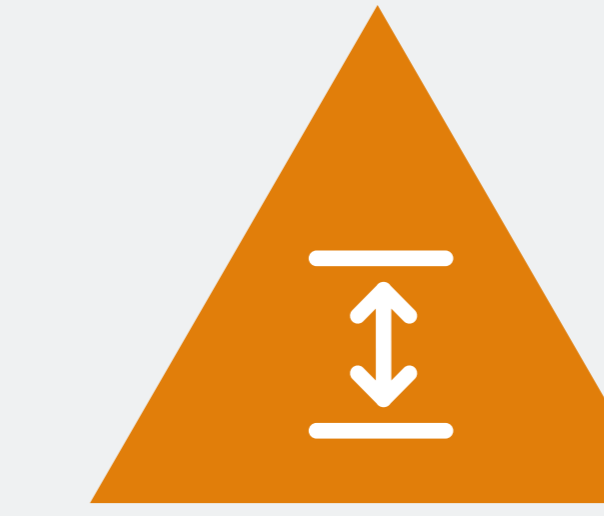


## SPECIFICATION

The units benefit from the following:



**SECURE BY DESIGN (SBD)**



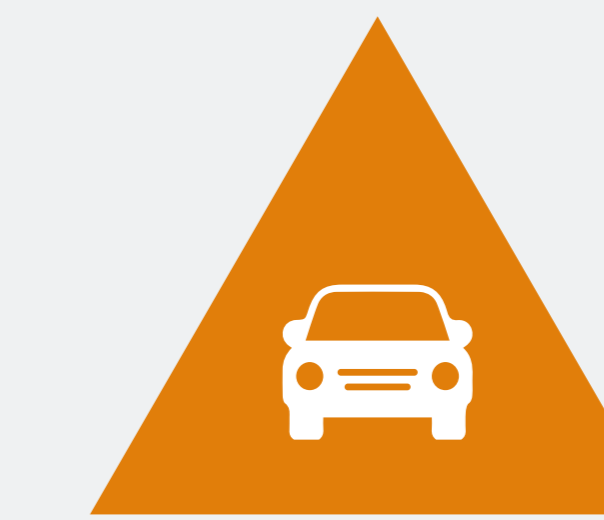
**6.175 - 7.3M EAVES**



**ABILITY TO COMBINE UNITS**



**35 KN/M<sup>2</sup> FLOOR LOADING**



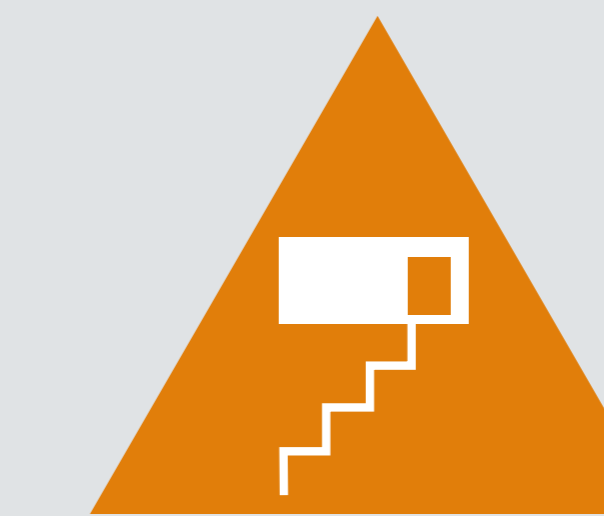
**25 PARKING SPACES**



**3.5M ELECTRIC ROLLER SHUTTER DOORS**



**GROUND FLOOR RECEPTION**

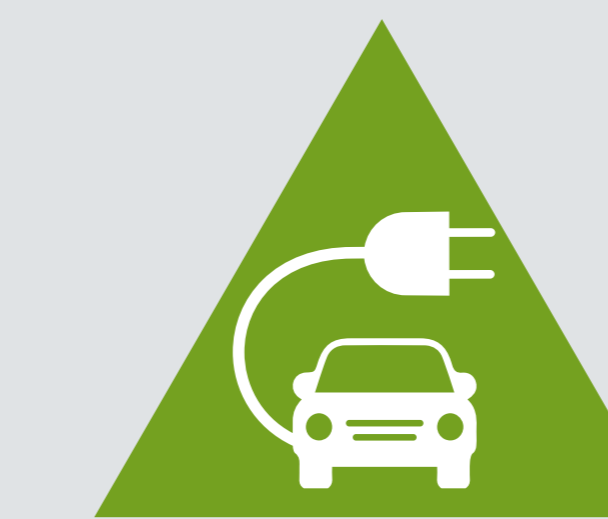


**MEZZANINE OFFICES / STORAGE AREA**



**MALE / FEMALE & ACCESSIBLE WC'S**

**GREEN CREDENTIALS**



**EV CHARGING POINTS**



**LANDSCAPED ENVIRONMENT**



**'A' RATED EPC**



**INSULATED CLADDING**



**10% ROOF LIGHTS**

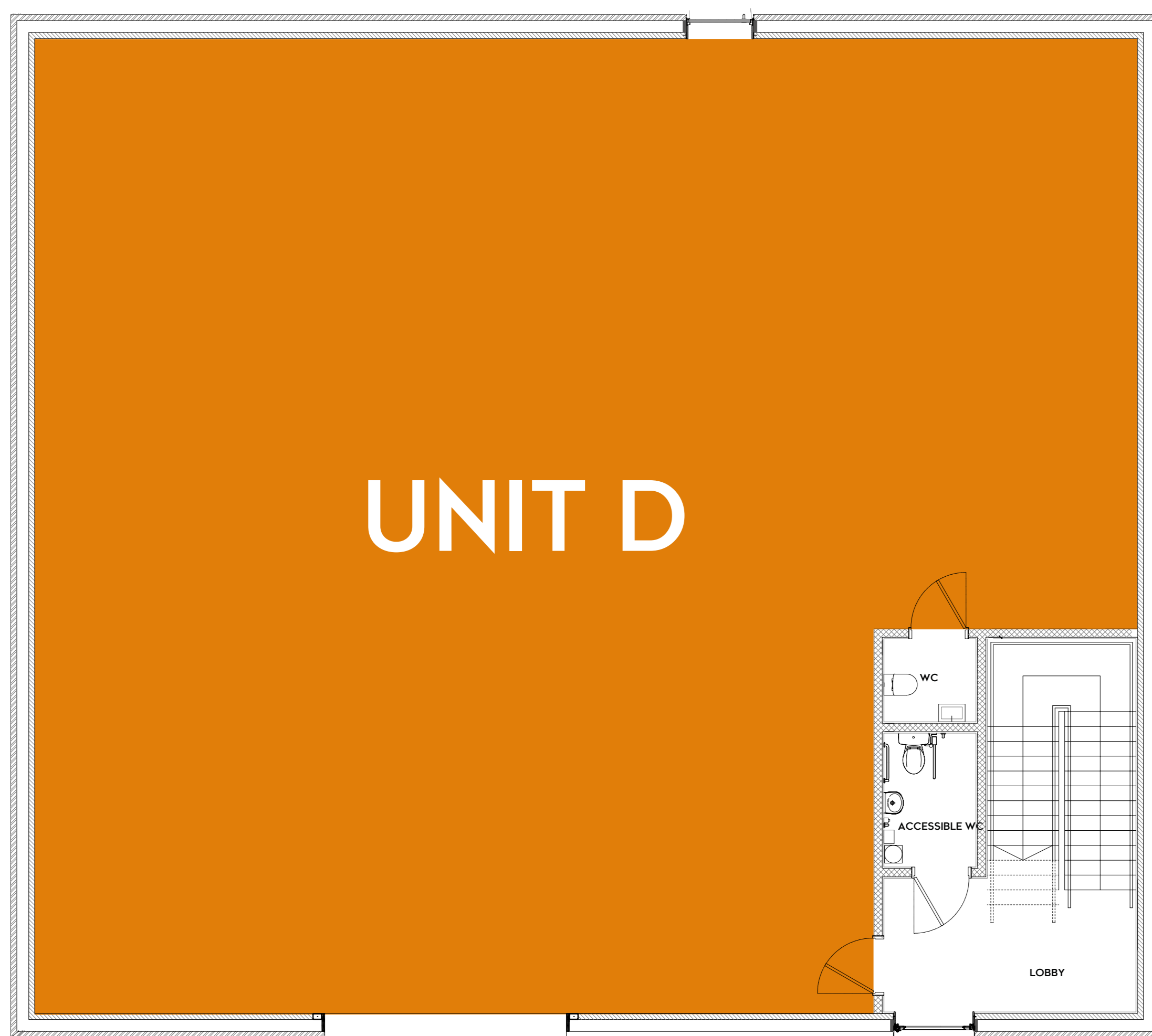
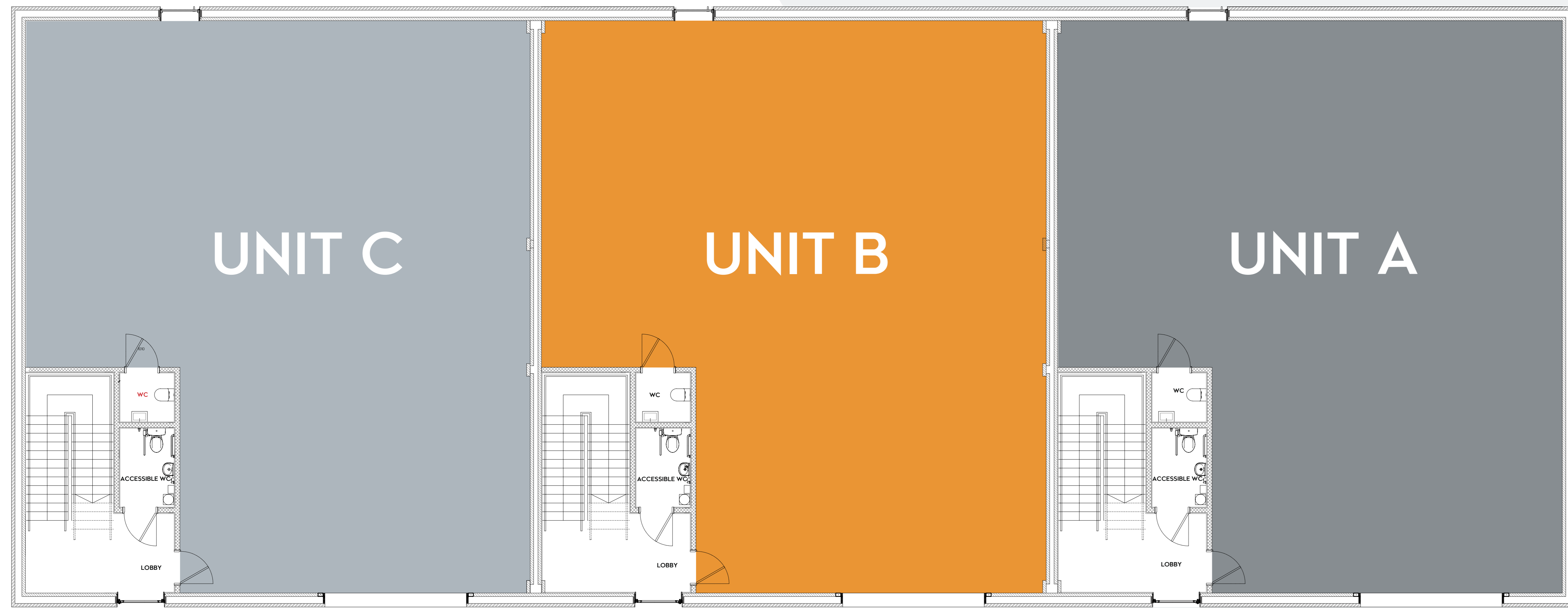


**BREEAM GOOD**

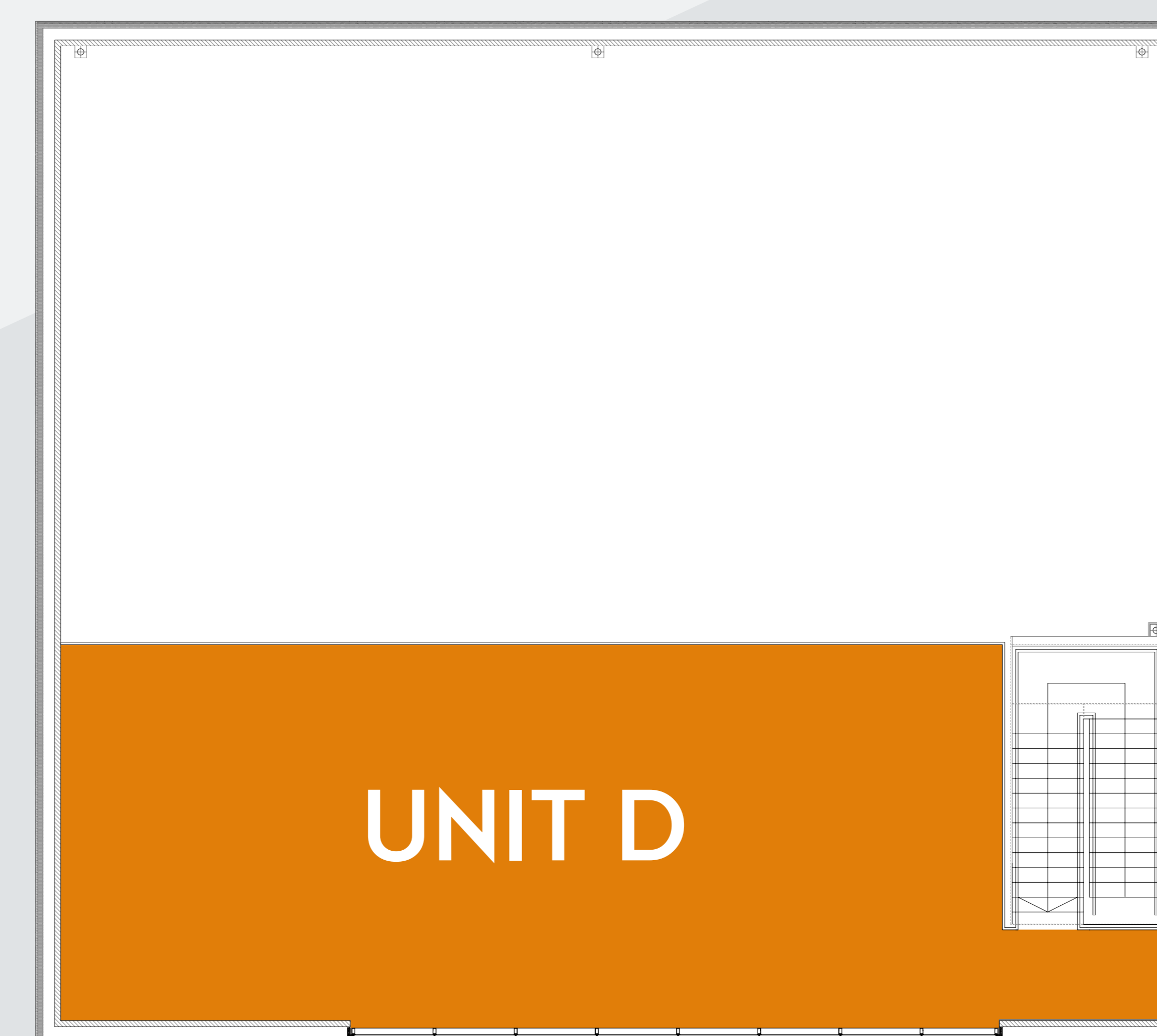
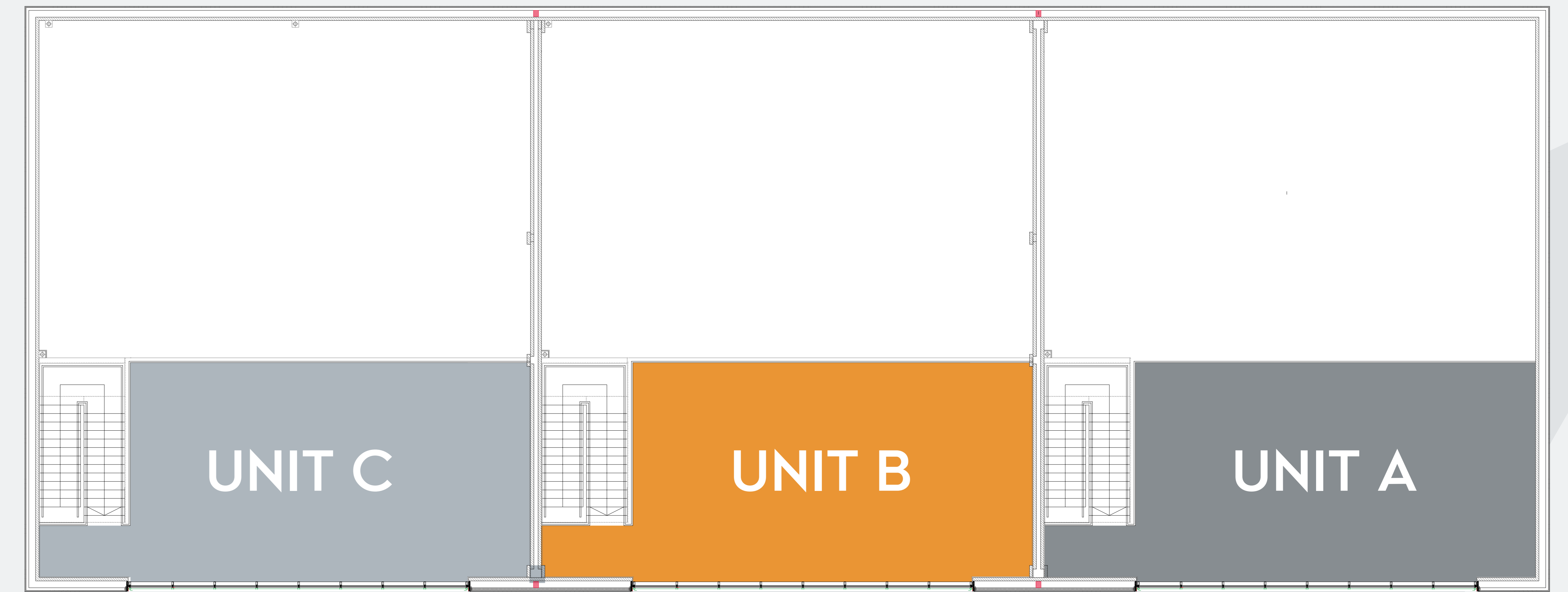


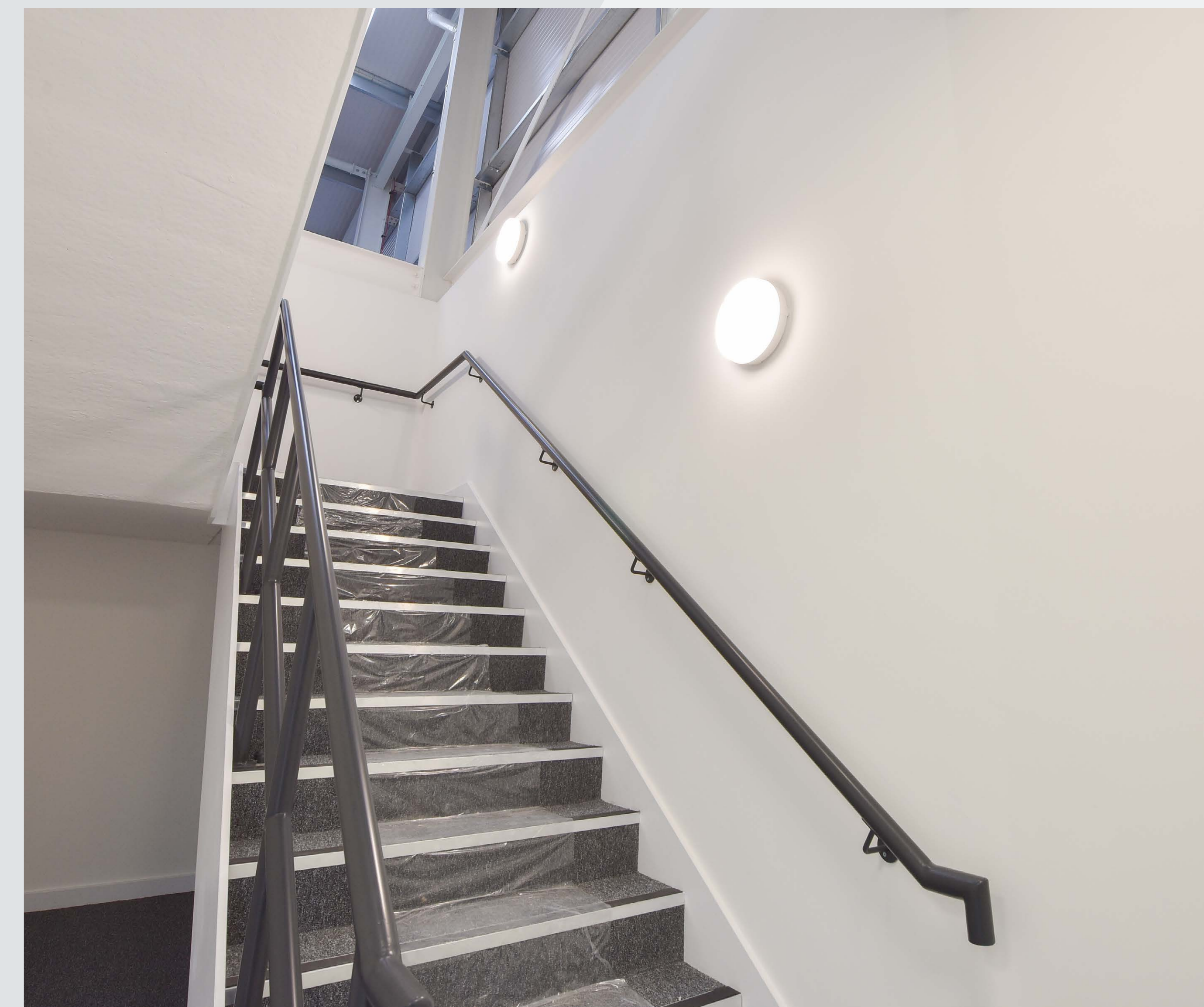
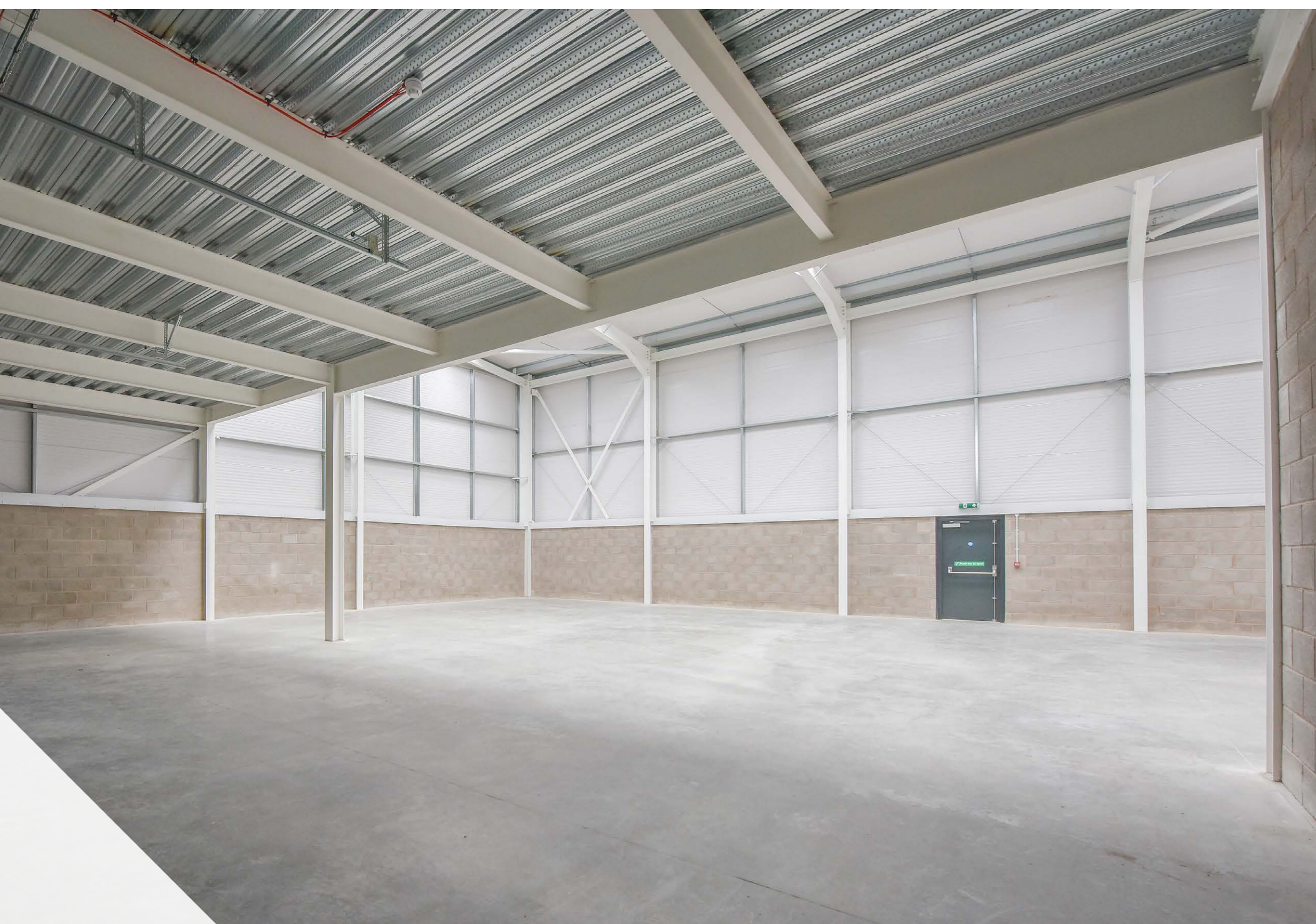
**BICYCLE STORAGE**

GROUND FLOOR PLANS



FIRST FLOOR MEZZANINE PLANS





## TERMS

The units are available by way of full repairing and insuring lease(s) on terms to be agreed.

## RENT

On application.

## VAT

VAT will be payable at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## EPC

Targeting an EPC Rating of A.

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact the joint agents.

**Andy Backhouse**

[andy@sixteenrealestate.com](mailto:andy@sixteenrealestate.com)

07548 596 271

**Jack Rodgers**

[jack.rodgers@avisonyoung.com](mailto:jack.rodgers@avisonyoung.com)

07748 704 191

**Mark Sillitoe**

[ms@willsill.co.uk](mailto:ms@willsill.co.uk)

07970 072 128

**Sixteen.**  
sixteenrealestate.com

**0161 461 1616**

**AVISON  
YOUNG**

**0161 228 1001**  
avisonyoung.co.uk

**Williams  
Sillitoe**

**0161 850 8030**  
willsill.co.uk