



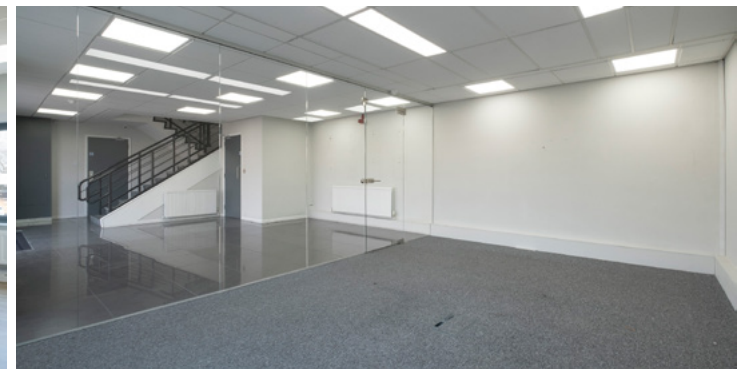
Refurbished Warehouse / Industrial Unit 23,750 sq ft (2,206.4 sq m) **TO LET**

- Self-contained secure estate
- Established business location
- 0.5 miles to J25 M60
- Rapid access to Manchester Airport (5 miles)
- 6.2m eaves height
- High quality, two storey offices

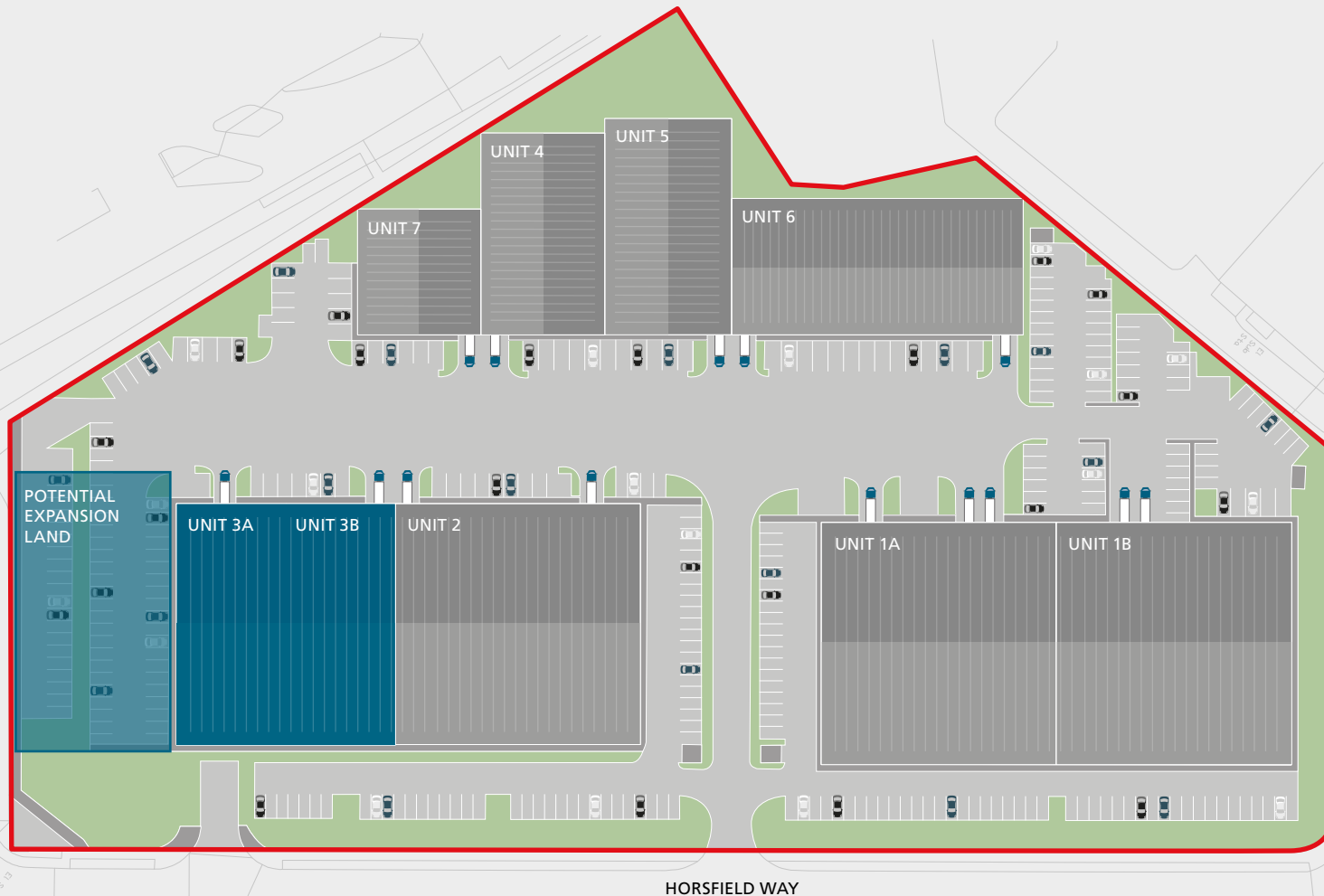
STOCKPORT

castlehill industrial estate

HORSFIELD WAY ■ BREDBURY ■ STOCKPORT ■ SK6 2SU



STOCKPORT



ACCOMMODATION

	sq ft	sq m
Unit 3A & 3B	23,750	2,206.4

SPECIFICATION



CLEAR, OPEN FLOORSPACE



EAVES HEIGHT OF 6.2M



X2 ELECTRICALLY OPERATED LEVEL ACCESS LOADING DOORS



DEDICATED CENTRAL DELIVERY AREAS



HIGH QUALITY, TWO STOREY OFFICE SPACE



RAPID ACCESS TO MANCHESTER AIRPORT (5 MILES)

castlehill industrial estate

HORSFIELD WAY ■ BREDBURY ■ STOCKPORT ■ SK6 2SU



LOCATION

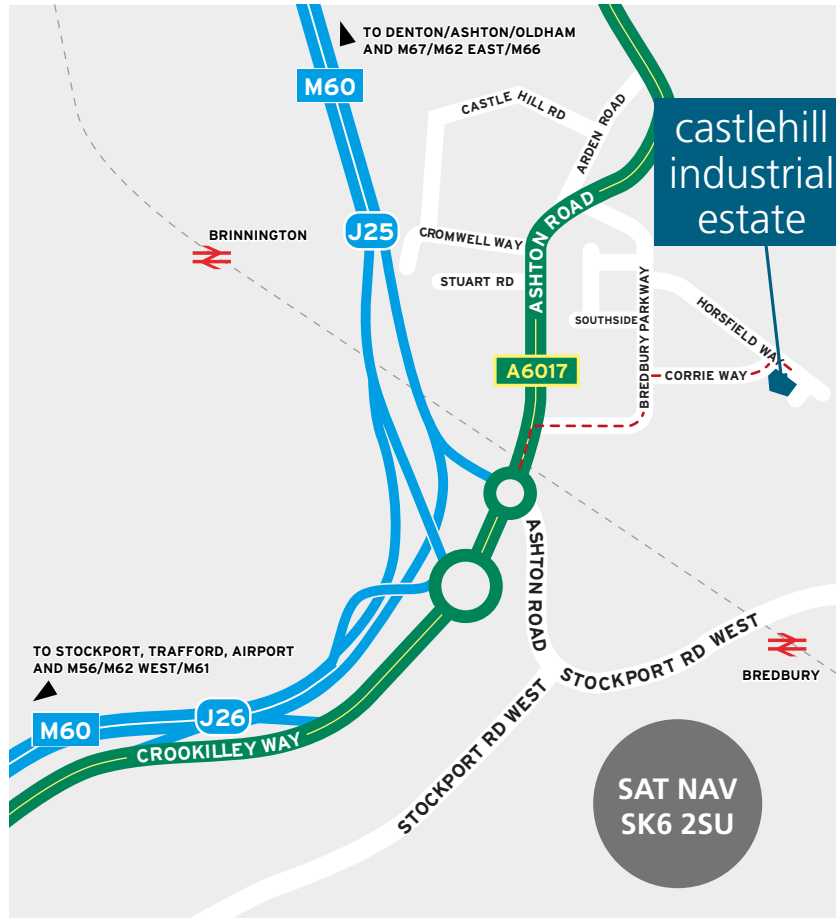
Castlehill Industrial Estate is situated within one of South Manchester's principal estates and is located within 0.5 miles of Junction 25 of the M60.

Access is provided from Junction 25 by heading northbound along Ashton Road (A6017) towards Denton then taking the first right onto Bredbury Parkway and first right onto Corrie Way.

Stockport railway station offers frequent West Coast Mainline services to Manchester (8 minutes) and London Euston (2 hours).

Cross Country services to Birmingham (80 minutes) and Bristol (170 minutes) together with regional and local suburban and commuter services provided by Transpennine and Northern Rail.

Bredbury is served by a local station that is part of this commuter network.



COMMUNICATIONS

	miles
M60 J25	0.5
Stockport	2.8
Manchester Airport	5
M56 J1	5.7
Manchester City Centre	8.5
M6 J20	18.8
Liverpool	44.1
Port of Liverpool	50.9
Leeds	51.6
Birmingham	87.4
Newcastle	152.6
London	201.4

FURTHER INFORMATION

Strictly by appointment with the joint agents.

Williams Sillitoe
 0161 850 8030
 willsill.co.uk

Mark Sillitoe
 ms@willsill.co.uk
 07970 072 128

B8
 0161 375 6000
 www.b8re.com

Steve Johnson
 steve@b8re.com
Will Kenyon
 will@b8re.com
 07802 869 279