

TO LET A Major New Development Industrial | Warehouse | Showroom | Trade Counter Units 2,850 sq ft – 14,700 sq ft

VAUXHALL TRADING ESTATE

STOCKPORT | GREATER MANCHESTER | SK5 7BR

28 Brand New Units

A Development By **WUKPG**

TO LET

**A MAJOR NEW DEVELOPMENT
INDUSTRIAL | WAREHOUSE |
SHOWROOM | TRADE COUNTER UNITS**

2,850 SQ FT – 14,700 SQ FT



EXCELLENT GREEN CREDENTIALS



AMPLE CAR PARKING INCLUDING
ELECTRIC CHARGE POINTS



WITHIN 2 MILES OF JCT 1 & JCT 27 M60

LOCATION

Vauxhall Trading Estate, is situated within an established Industrial and commercial area on Greg Street, just off the main Reddish Road (B6167). Local occupiers Benchmarx, GAP, Jewson, Plumb Factory, Safestore, Screwfix, Travis Perkins, Clifton Bathrooms, amongst many others. Reddish town centre is just a few minutes' walk as is Reddish North train station.

Stockport railway station offers frequent West Coast Mainline services to Manchester (8 minutes) and London Euston (2 hours), together with regional and local suburban and commuter services provided by Transpennine and Northern Rail. Reddish is served by a local station that is part of this commuter network.

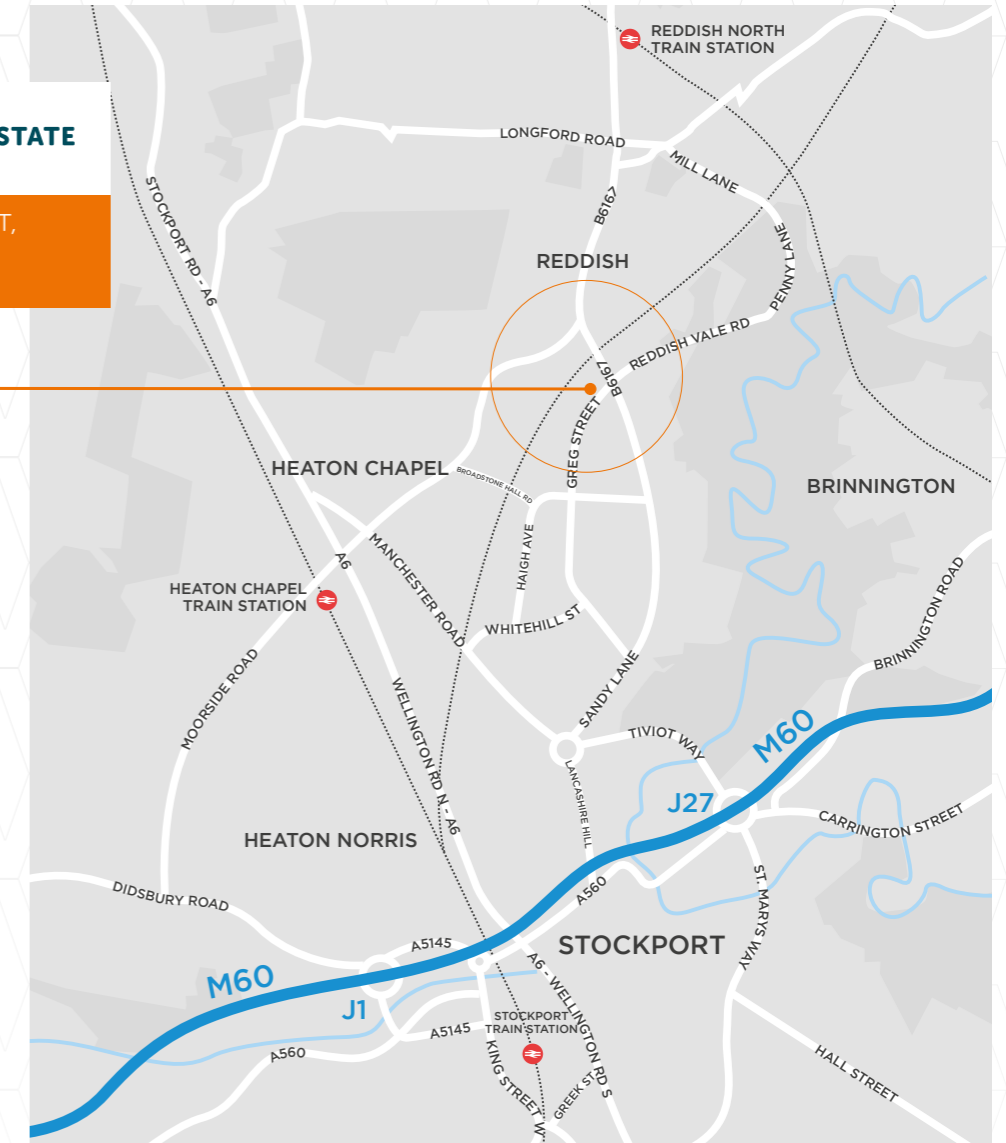


VAUXHALL TRADING ESTATE
STOCKPORT

GREG STREET,
STOCKPORT,
SK5 7BR

DRIVE TIMES

M60 Junction 27	1.7 Miles	6 mins
M60 Junction 1	2 Miles	8 mins
Stockport Town Centre	2 Miles	7 mins
Manchester City Centre	5 Miles	25 Mins
M56	5.4 Miles	11 Mins
Manchester Airport	9.5 Miles	15 Mins



VAUXHALL TRADING ESTATE, IS SITUATED WITHIN AN ESTABLISHED INDUSTRIAL AND COMMERCIAL AREA JUST OFF THE MAIN REDDISH ROAD (B6167) AND JUST A FEW MINUTES WALK FROM REDDISH TOWN CENTRE AND REDDISH NORTH TRAIN STATION



TP Travis Perkins

SCREWFIX

JEWSON

gap

DACE
GERMAN CAR CENTRE

LOCAL OCCUPIERS

BENCHMARK
Kitchens and Joinery

gap

PLUMB
FACTORY

JEWSON

safestore
self storage

TP Travis Perkins

SCREWFIX

CLIFTON
tiles & bathrooms

AMONGST MANY OTHERS.

OVERVIEW

Vauxhall Trading Estate is a major new development by WUKPG providing an opportunity for tenants to relocate at this exciting new development.

Totalling 206,000 sq ft of new trade counter, warehouse and industrial space, Vauxhall Trading Estate will provide 28 high quality units ranging in size from 2,850 - 14,700 sq ft with potential for units to be combined.

The estate will be constructed to a high specification which will include the latest technologies to provide environmentally friendly units and lower running costs.

**CONSTRUCTION UNDERWAY.
COMPLETION MAY 2024.**

 30 KN/SQ M
FLOOR LOADING

 3 PHASE ELECTRICITY
SUPPLY

 DESIGNATED CAR PARKING
AND YARD AREAS

 BUILT TO SECURE BY DESIGN
STANDARDS WITH GATED ACCESS
AVAILABLE OUT OF HOURS

 8-9M TO UNDERSIDE
OF HAUNCH

 DDA COMPLIANT

 INSULATED
PITCHED ROOF

 PV PANELS TO REDUCE
OPERATING COSTS

 TRADE COUNTER/
OFFICE ENTRANCE

 EV CHARGING
POINTS

 CCTV COVERAGE OF ESTATE
TO BE PROVIDED WITH
RECORDING FACILITIES

 ABILITY TO COMBINE UNITS

 ELECTRIC ROLLER
SHUTTER DOOR

 SHELL SPECIFICATION WITH FIRST
FLOOR OFFICE FITS AVAILABLE
WITHIN UNITS 1b, 4a & 5a



GREEN CREDENTIALS

Sustainability is integral to the development at Vauxhall Trading Estate, initiatives include:



SOLAR PANELS
TO REDUCE
OPERATING COSTS



ELECTRIC VEHICLE
CHARGING POINTS



10% ROOF
LIGHTING



SECURE BIKE
STORAGE



IMPROVED
LANDSCAPING



TARGET EPC
A RATING

VAUXHALL
TRADING ESTATE

STOCKPORT





Units 1b, 4a & 5a will be fitted with first floor offices. Other fit-outs available by negotiation or by an incoming tenant, subject to terms.



Main contractor



VAUXHALL TRADING ESTATE

STOCKPORT

ROLL OVER PLAN TO VIEW UNIT INFORMATION
CLICK PLAN FOR DETAILED ACCOMMODATION

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



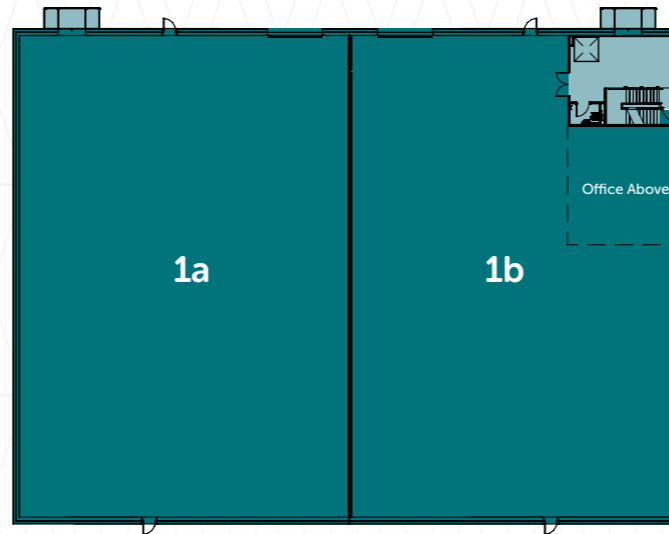
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



UNIT 1b FITTED WITH FIRST FLOOR OFFICE



BLOCK 1

VAUXHALL TRADING ESTATE

STOCKPORT

Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
1a	9,476	880.39			9,476	880.39	14
1b	9,476	880.39	1,466	136.22	10,942	1,016.61	14

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



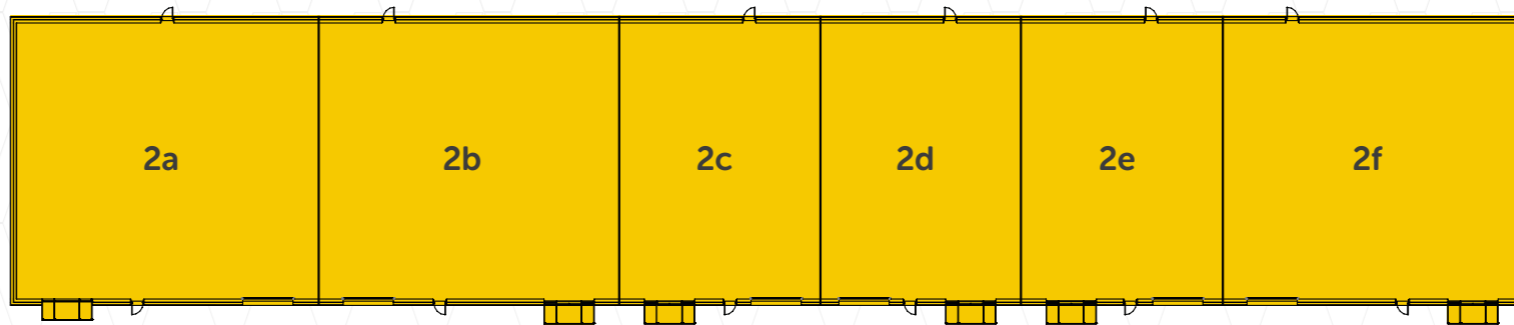
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



FINISHED TO SHELL, FIRST FLOOR OFFICE FIT-OUT AVAILABLE BY NEGOTIATION



Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
2a	6,066	563.5	6,066	563.5	6
2b	5,942	552	5,942	552	6
2c	3,961	368	3,961	368	3
2d	3,961	368	3,961	368	3
2e	3,961	368	3,961	368	3
2f	6,066	563.5	6,066	563.5	6

BLOCK 2

VAUXHALL TRADING ESTATE

STOCKPORT

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



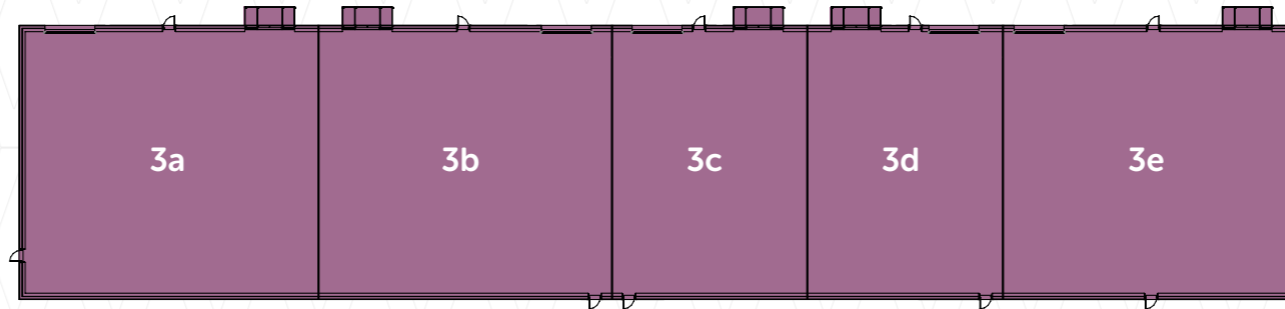
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



FINISHED TO SHELL, FIRST FLOOR OFFICE FIT-OUT AVAILABLE BY NEGOTIATION



BLOCK 3

VAUXHALL TRADING ESTATE

STOCKPORT

Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
3a	5,693	528.85	5,693	528.85	5
3b	5,574	517.85	5,574	517.85	5
3c	3,716	345.23	3,716	345.23	2
3d	3,716	345.23	3,716	345.23	2
3e	5,693	528.85	5,693	528.85	5

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



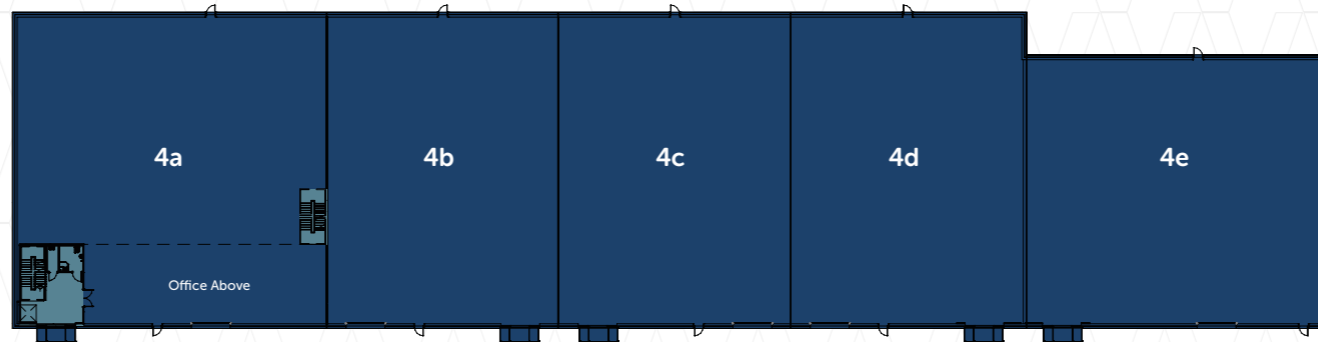
9M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



UNIT 4a FITTED WITH FIRST FLOOR OFFICE



Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
4a	11,439	1,062.75	3,229	299.95	14,668	1,362.7	7
4b	8,448	784.8			8,448	784.8	7
4c	8,448	784.8			8,448	784.8	7
4d	8,448	784.8			8,448	784.8	7
4e	9,900	919.75			9,900	919.75	10

BLOCK 4

VAUXHALL
TRADING ESTATE

STOCKPORT

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



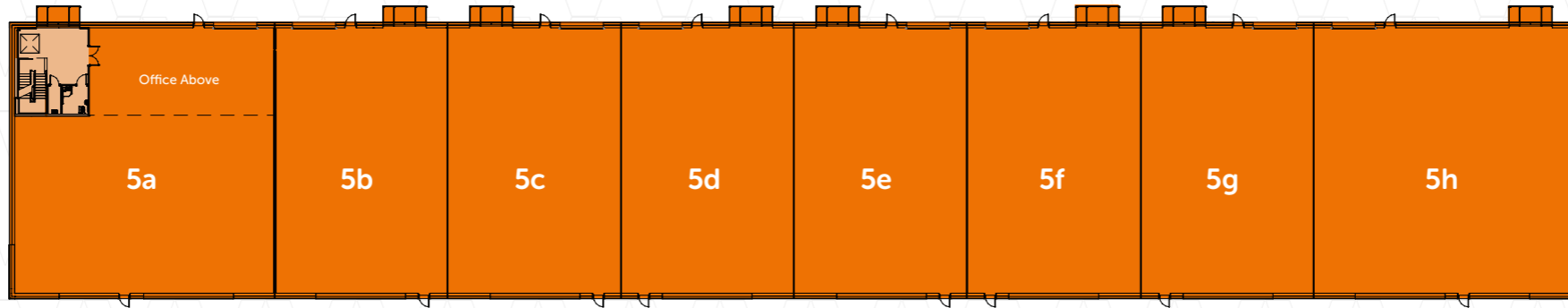
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



UNIT 5a FITTED WITH FIRST FLOOR OFFICE



Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
5a	6,729	625.15	2,312	214.83	9,041	839.98	8
5b	4,395	408.26			4,395	408.26	4
5c	4,395	408.26			4,395	408.26	4
5d	4,395	408.26			4,395	408.26	4
5e	4,395	408.26			4,395	408.26	4
5f	4,395	408.26			4,395	408.26	4
5g	4,395	408.26			4,395	408.26	4
5h	6,729	625.15			6,729	625.15	8

BLOCK 5

VAUXHALL TRADING ESTATE

STOCKPORT

EACH UNIT BENEFITS FROM:



ELECTRIC ROLLER SHUTTER DOOR



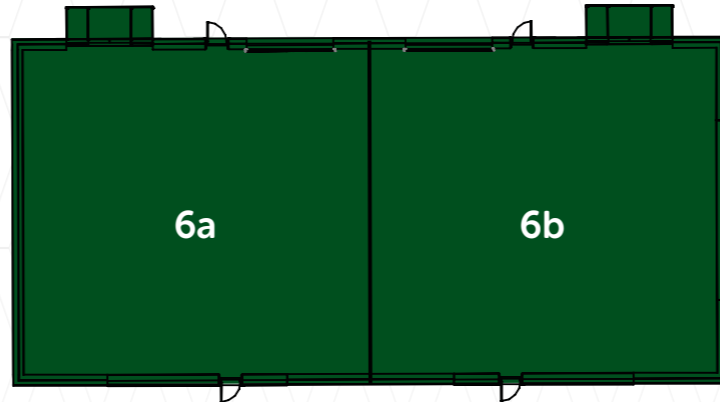
8M TO UNDERSIDE OF HAUNCH



DESIGNATED PARKING AND YARD AREAS



FINISHED TO SHELL, FIRST FLOOR OFFICE FIT-OUT AVAILABLE BY NEGOTIATION



BLOCK 6

VAUXHALL TRADING ESTATE

STOCKPORT

Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
6a	2,842	264	2,842	264	5
6b	2,842	264	2,842	264	5



WUKPG

WUKPG are pan-asset real estate developers and investors with extensive expertise in acquisition, development and asset management across industrial, healthcare, student accommodation and affordable housing. WUKPG own and manage a portfolio of multi - let industrial estates across the North of England with a focus on driving our sustainability credentials and ESG agendas.

- GDV £130m+ development pipeline
- £50m owned real estate investment portfolio
- 250+ Tenants across 65 properties
- 1 million sq ft of industrial units owned & managed
- 500,000 sq ft of industrial space currently under construction
- £65m GDV of student and keyworker accommodation under construction



A Development By

WUKPG

VAUXHALL TRADING ESTATE

STOCKPORT | GREATER MANCHESTER | SK5 7BR

TO LET

A Major New Development of 28

Industrial | Warehouse | Showroom | Trade Counter Units

2,850 sq ft – 14,700 sq ft

AVAILABLE FROM MAY 2024

VAUXHALL TRADING ESTATE

STOCKPORT | GREATER MANCHESTER

GREG STREET, STOCKPORT, GREATER MANCHESTER, SK5 7BR

TERMS/RENT

Available To Let on a new FRI lease on terms to be agreed.
Rent & estate charge on application.

VAT

All figures quoted will be subject to VAT where applicable.

ESTATE CHARGE

Each occupier will pay an estates charge for the upkeep and maintenance of the estate.

FURTHER INFO

For further information please contact the letting agents.

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