



# CROSSLEY PARK

CROSSLEY ROAD, HEATON CHAPEL, STOCKPORT, SK4 5BF

REFURBISHED WAREHOUSE UNITS

**8,718 - 90,273 SQ FT**  
**(809.9 - 8,386.6 SQ M)**

24/7 MANNED SECURITY WITH  
GATEHOUSE & MONITORED CCTV

> ENTER



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[DESCRIPTION](#)  
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### DESCRIPTION

Crossley Park is under new ownership. Paloma Capital is a hands on Investor & Asset Manager who will guide Crossley Park through the next stage of its ongoing development. Exciting times are ahead for this prominent Industrial & Warehouse scheme, which is currently undergoing a dynamic programme of refurbishment and remodelling.

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

- Fully refurbished
- Dedicated loading and car parking areas
- Electrically operated roller shutter doors
- Heating & Lighting
- Bespoke fit-outs available
- Flexible terms available

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



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## 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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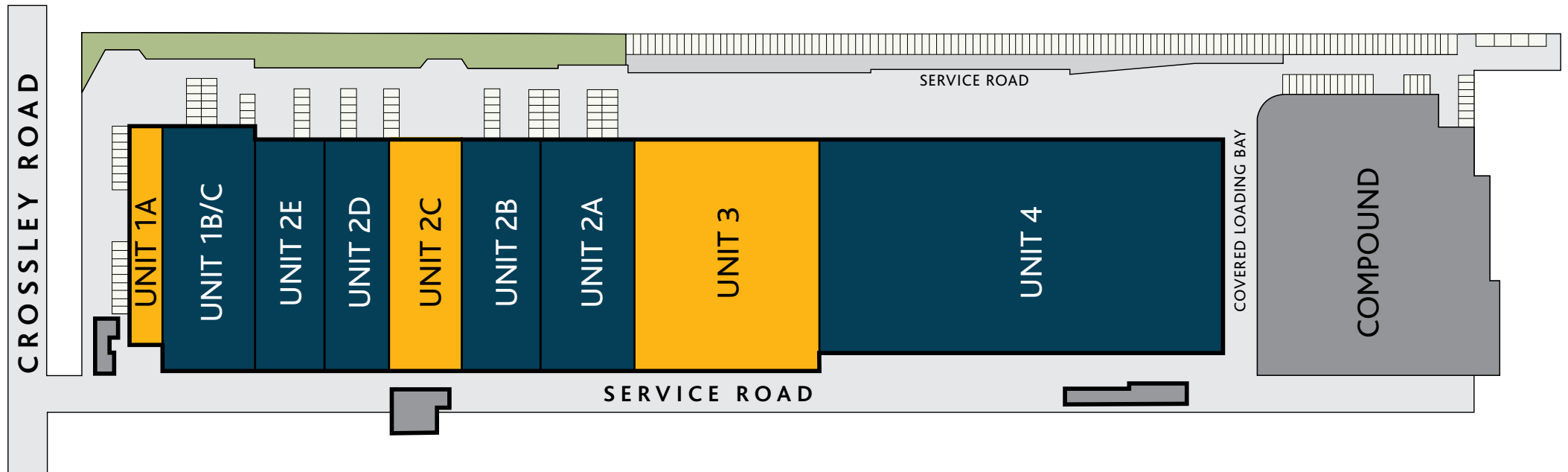


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## REFURBISHED WAREHOUSE UNITS

**8,718 - 90,273 SQ FT (809.9 - 8,386.6 SQ M)**



## REFURBISHED UNITS WITHIN A ESTABLISHED BUSINESS LOCATION

### ACCOMMODATION

The estate can provide a range of accommodation ranging in size from 8,718 - 90,273 sq ft (810 - 8,387 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

### SCHEDULE OF SIZES

Unit 1A	8,717 sq ft	809.9 Sq M
Unit 2C	18,872 sq ft	1,753.2 Sq M
Unit 3	62,683 sq ft	5,823.3 Sq M



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## BUSINESS RATES

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

## SERVICE CHARGE

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

## VAT

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

## FURTHER INFORMATION

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

Viewings can be arranged by appointment with the joint letting agents.

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