ORION
BUSINESS PARK
STOCKPORT

FINAL PHASE
UNDER CONSTRUCTION

New High Quality Detached Distribution/Industrial Units

To Let

Unit A Immediately Available
33,300 sq ft (3,345 sq m)
including 5,300 sq ft (492 sq m) offices

Unit C Under Construction
48,000 sq ft (4,460 sq m)

Unit D Under Construction
28,800 sq ft (2,675 sq m)

- ★ **High Quality Offices Included**
- ★ **6 miles - Manchester Airport**
- ★ **2 minutes - Junction 2, M60**

- ★ Established and successful business area
- ★ Attractive landscaped site
- ★ Within close proximity of the North West Motorway network
- ★ Generous parking and service yard areas
- ★ High quality two storey offices

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Description

The premises will comprise high quality distribution/industrial units of steel portal frame construction incorporating the following features:

- ★ High quality two storey offices
- ★ Eaves height approx 7m
- ★ 25m turning circle
- ★ Separate car parking/service yard areas
- ★ All mains services

Location

Orion Business Park is located in South Manchester on Bird Hall Lane, Cheadle, Stockport within a few minutes of Junction 2 of the M60, providing direct access to the M56 and to the M62 transpennine motorway.

Manchester city centre is only 10 miles away, and Stockport, Wilmslow and Macclesfield Intercity stations are all within easy reach. Manchester International Airport is approximately 6 miles from the development with motorway access virtually door to door.

Availability

Unit A	Immediately Available	33,300 sq ft	(3,345 sq m)
Unit C	Under Construction	48,800 sq ft	(4,460 sq m)
Unit D	Under Construction	28,800 sq ft	(2,675 sq m)

Terms

Buildings are available on full repairing and insuring leases incorporating rent reviews at 5 yearly intervals. Rentals will vary depending upon specification of office/factory areas. The developers and/or their agents will be pleased to discuss building layouts and rentals with prospective occupiers.

A service charge will be levied to cover the costs of maintaining, repairing and insuring all common areas. VAT will be charged where applicable.

Further Information

For more detailed information please contact one of the joint agents.

www.orionbusinesspark.co.uk

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ALLIANCE

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