



1a

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



100 KVA 3 PHASE  
ELECTRICITY SUPPLY



30 KN/SQ M  
FLOOR LOADING



64KWH GAS SUPPLY  
(POTENTIAL TO  
INCREASE)



POINT LOADING  
INTERNAL DUAL RACKING  
LEG LOAD OF 70KN ON  
200 X 200 BASEPLATE AT  
600MM CENTRES APART



EPC A RATING



8M TO UNDERSIDE  
OF HAUNCH



PV PANELS  
(TO REDUCE  
OPERATING COSTS)



14 CAR PARKING  
SPACES



ELECTRIC ROLLER  
SHUTTER DOOR



2 EV CHARGING  
POINTS

## UNIT 1A 9,476 SQ FT

### VAUXHALL TRADING ESTATE

STOCKPORT | GREATER MANCHESTER

#### PLANNING

The unit has planning for use classes B2, B8 and E(g).

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

**Andy Backhouse**  
E andy@sixteenrealestate.com  
M 07548 596 271

**Jack Weatherilt**  
E jack.weatherilt@dtre.com  
M 07920 468 487

**Sixteen.**  
sixteenrealestate.com  
**0161 461 1616**

**DTRE**  
**0161 549 9760**  
www.dtre.com

A Development By **W U K P G**

**vauxhall-stockport.co.uk**

Misrepresentation Act 1967, Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. July 2025.

RB&Co 0161 833 0555. www.richardbarber.co.uk