



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

UNIT 1A

9,476 SQ FT

-  100 KVA 3 PHASE ELECTRICITY SUPPLY
-  64KWH GAS SUPPLY (POTENTIAL TO INCREASE)
-  EPC A RATING
-  PV PANELS (TO REDUCE OPERATING COSTS)
-  ELECTRIC ROLLER SHUTTER DOOR
-  30 KN/SQ M FLOOR LOADING
-  POINT LOADING INTERNAL DUAL RACKING LEG LOAD OF 70KN ON 200 X 200 BASEPLATE AT 600MM CENTRES APART
-  8M TO UNDERSIDE OF HAUNCH
-  14 CAR PARKING SPACES
-  2 EV CHARGING POINTS

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



A Development By **WUKPG**

vauxhall-stockport.co.uk