



Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
2e	3,961	368	3,961	368	3



50 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)



3 CAR PARKING  
SPACES



ELECTRIC ROLLER  
SHUTTER DOOR



2 EV CHARGING  
POINTS

## UNIT 2E 3,961 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**

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