


Unit	Ground		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	
3b	5,574	517.85	5,574	517.85	5

 **65 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)**

 **5 CAR PARKING  
SPACES**

 **ELECTRIC ROLLER  
SHUTTER DOOR**

 **2 EV CHARGING  
POINTS**

## UNIT 3B 5,574 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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