



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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