



Unit	Ground		First		Total GEA		Car Parking
	Sq ft	Sq m	Sq ft	Sq m	Sq ft	Sq m	
5d	4,395	408.26			4,395	408.26	4

 **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)**

 **4 CAR PARKING SPACES**

 **ELECTRIC ROLLER SHUTTER DOOR**

 **2 EV CHARGING POINTS**

UNIT 5D 4,395 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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