

NOW UNDER  
CONSTRUCTION



**AVAILABLE  
JAN 2023**

**Q17**

**TO LET/MAY SELL**

**NEW INDUSTRIAL / WAREHOUSE UNIT**

**17,080 SQ FT** (1,587 SQ M)

• SECURE SITE • REAR YARD / LOADING / PARKING • INTEGRAL OFFICES

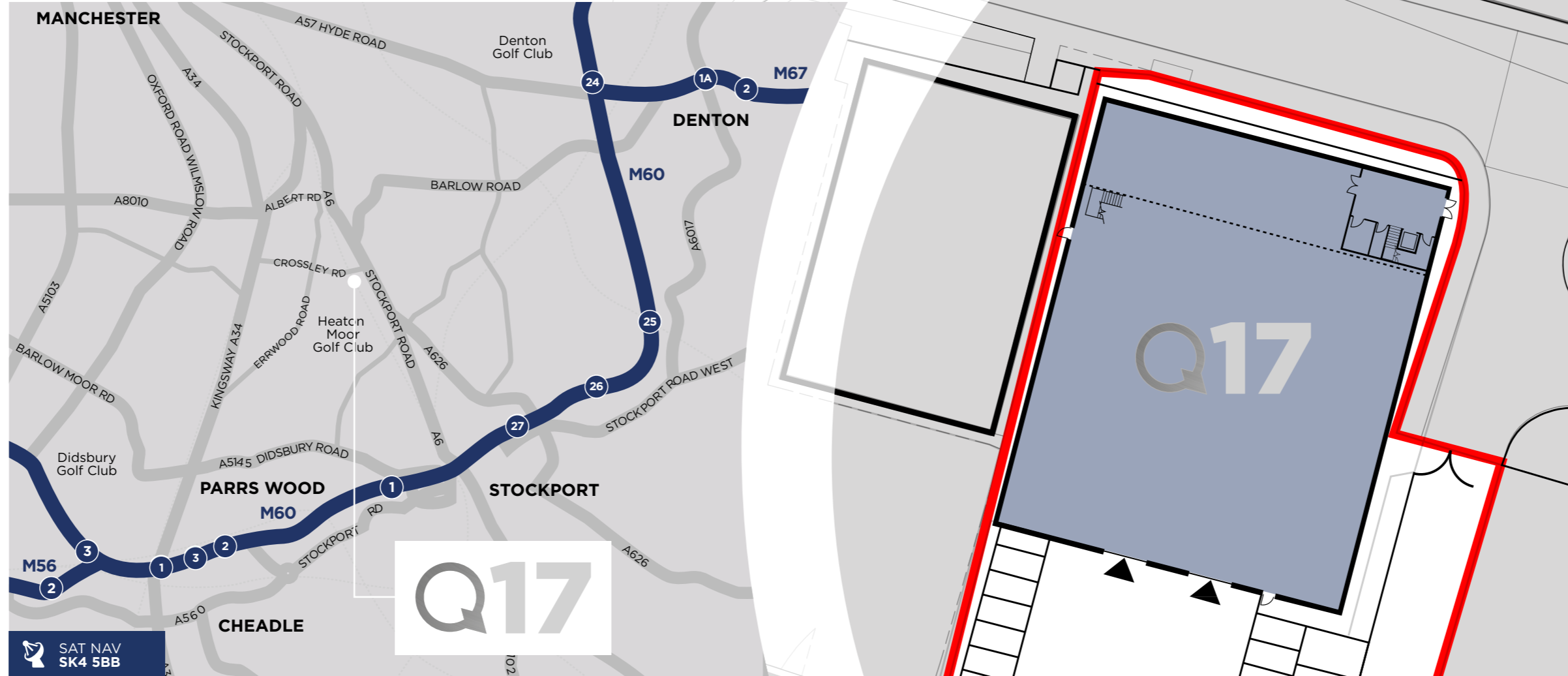
**CROSSLEY ROAD • HEATON CHAPEL STOCKPORT • SK4 5BB**

## LOCATION

Q17 is situated on Crossley Road, Heaton Chapel, just off the main A6 Stockport to Manchester Road (Wellington Road North). Stockport Town Centre is within 5 minutes' drive, access to J1 & J27 of the M60 Orbital Motorway is within 2 miles, whilst Manchester City Centre is 4 miles away to the North and Manchester International Airport 7 miles South-West via the M60 & M56. There is also a regular Inter-City train service between Stockport and London.

## DRIVE TIMES

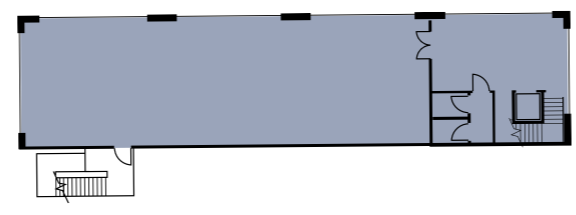
|                    |           |            |
|--------------------|-----------|------------|
| M60 J1             | 2 Miles   | 4 Minutes  |
| M60 J27            | 2 Miles   | 4 Minutes  |
| Stockport          | 2.5 Miles | 5 Minutes  |
| Manchester         | 4 Miles   | 15 Minutes |
| Manchester Airport | 7 Miles   | 20 Minutes |



## ACCOMMODATION

| Area                | Sq Ft         | Sq M         |
|---------------------|---------------|--------------|
| Warehouse           | 14,181        | 1,317        |
| First Floor Offices | 2,899         | 270          |
| <b>Total</b>        | <b>17,080</b> | <b>1,587</b> |

### FIRST FLOOR OFFICE



## SPECIFICATION

Q17 offers a brand new high quality industrial/warehouse unit that will benefit from the following specification:

### WAREHOUSE

- Steel profile clad elevations
- Eaves height 8m
- Generous yard/parking/loading
- Secure fenced site
- 4 Electric vehicle charging points
- Three phase electricity supply
- Electrically operated loading doors (5mx4m)
- Floor loading - 37.5kN/m2
- CCTV
- Secure cycle storage

### OFFICES

- Suspended ceilings
- LED lighting
- Double glazed windows
- Raised floor to office
- Fully fitted offices
- Fully carpeted



**WITHIN 5 MINUTES OF  
THE M60 4 MILES FROM  
MANCHESTER CITY CENTRE**



## EPC

EPC A Rating (To be confirmed).

## TERMS

Available to let on a new FRI lease on terms to be agreed. Alternatively our client would consider a sale of the property.

## VAT

All figures quoted will be subject to VAT where applicable.

For further information please contact the joint agents:

Savills Manchester

[savills.co.uk](https://www.savills.co.uk)

0161 244 7700



A development by

**Quorum**

01625 569 999 | [quorumproperty.com](https://www.quorumproperty.com)



**Billy Seddon**  
[billy.seddon@savills.com](mailto:billy.seddon@savills.com)

**Alex Palfreyman**  
[apalfreyman@savills.com](mailto:apalfreyman@savills.com)

**Mark Sillitoe**  
[ms@willsill.co.uk](mailto:ms@willsill.co.uk)