

# For Sale

Upon instructions of the Joint Administrators

**LANDWOOD  
GROUP**



Unit 3 National Trading Estate, Bramhall Moor Lane, **Hazel Grove SK7 5AA**

## Industrial workshop

- Approximate Gross Internal Area of 385.56 SqM (4,151 SqFt).
- Benefits from a secure yard.
- Located on an established trading estate, close to the main (A6) London Road.
- Available with Vacant Possession

**Landwood Group,**  
South Central,  
11 Peter Street,  
Manchester, M2 5QR

T: 0161 710 2010  
F: 0161 710 2050  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

## CONTACT

**Holly Surplice or Charlotte Haynes**  
0161 710 2010  
[Holly.surplice@landwoodgroup.com](mailto:Holly.surplice@landwoodgroup.com)  
[Charlotte.haynes@landwoodgroup.com](mailto:Charlotte.haynes@landwoodgroup.com)



## Location

The property is located on National Trading Estate, positioned off Bramhall Moor Lane in the suburb of Hazel Grove. It lies circa 2.5 miles from the town centre of Stockport, and 8 miles to the south of Manchester City Centre.

Bramhall Moor lane leads onto the main London Road (A6) which is one of the arterial routes leading to both Stockport and Manchester City Centre, alongside Junction 1 of the M60 motorway which lies 3 miles to the north. Hazel Grove Railway Station is located circa 0.8 miles to the south.

## Description

The property provides a detached, two storey workshop constructed with a steel frame with brick elevations beneath a pitched and slate covered roof. Windows are timber framed and single glazed. The property benefits from a personnel door to the ground floor, with two timber double loading doors to the side, alongside a first floor goods access point.

The property benefits from a small enclosed yard area to the side which is secured by a metal palisade fence with a gate. The site extends to a total approximate area of 0.037 hectares (0.09 acres).

## Accommodation

Internally the ground floor provides a lobby leading to two open plan workshop areas, a boiler room and storage room. Floors are concrete with painted brick walls and fluorescent strip lighting throughout. The lobby leads to a staircase to the first floor which provides a storage area, large open plan workshop area, staff room with kitchenette and two w/c's.

The approximate Gross Internal Areas are as follows;

Accommodation	SqM	SqFt
Ground floor	199.8	2,151
First floor	185.76	2,000
<b>TOTAL GIA</b>	<b>385.56</b>	<b>4,151</b>

## Tenure Information

The property is held freehold, under title number GM785792.

## Tenancies

Available with vacant possession.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers in the region of £240,000

## EPC

Available on request.

## Viewings

Strictly by appointment.

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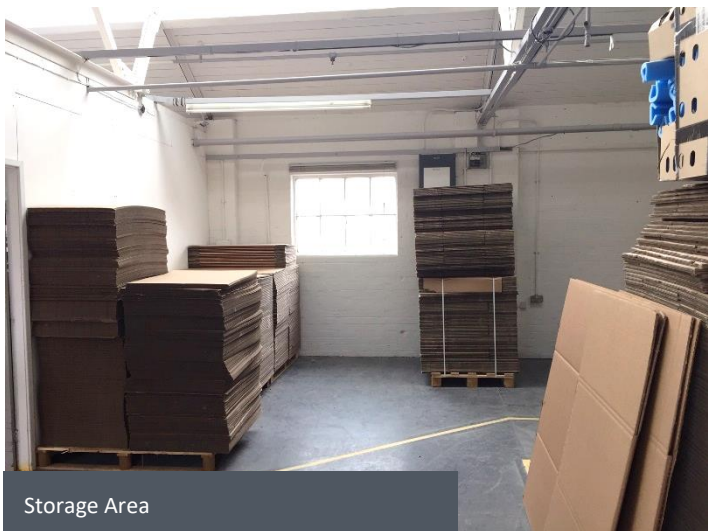
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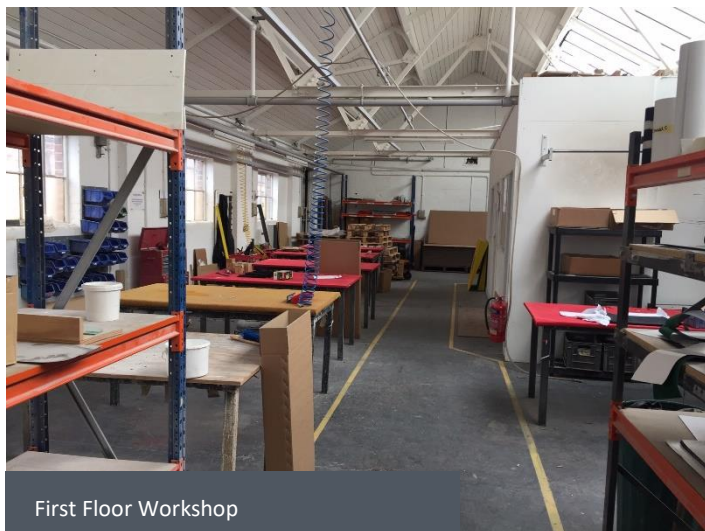
Side Elevation



Yard



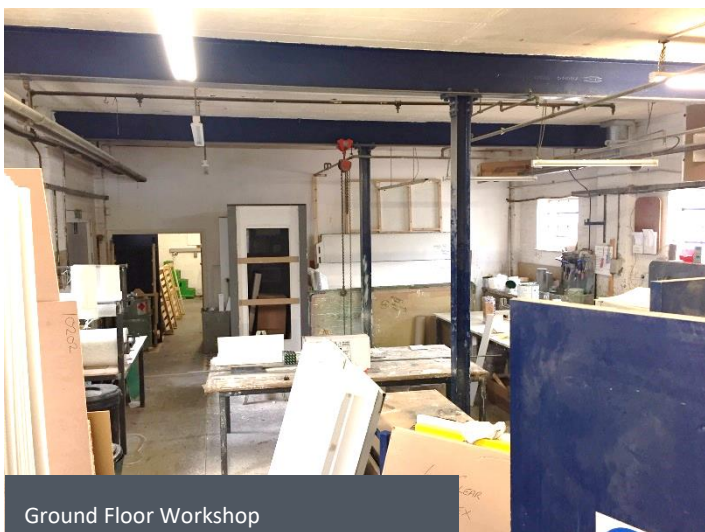
Storage Area



First Floor Workshop



Staff Room



Ground Floor Workshop