

CROMWELL PARK

Bredbury SK6 2RY

For sale/to let
9 new industrial/warehouse units
2,293 - 59,525 sq ft



Chancerygate

Strategic locations. Sustainable buildings.

Bredbury Industrial Estate is South Manchester's leading industrial hub, home to major occupiers such as Allied Bakeries, FedEx, Robinsons Brewery, and Renold Chain. It offers excellent connectivity, located just 0.8 miles from Junction 25 of the M60 Orbital Motorway and only 3 miles from Stockport Town Centre.









Accommodation

All areas are approximate on a GEA (Gross External Area) sq ft basis.

Unit	Ground floor	First floor	Total
1	18,988	3,014	22,002
2	15,489	2,659	18,148
3	7,190	1,399	8,589
4	8,999	1,787	10,786
5	2,013	872	2,885

Unit	Ground floor	First floor	Total
6	1,711	743	2,454
7	1,755	764	2,519
8	1,593	700	2,293
9	1,711	743	2,454
		Total	72,130

Largest combined area: 59,525 sq ft (units 1-4)

Industrial & warehouse 2,293 up to 59,525 sq ft

All units are fully fitted to a Grade A specification.

On site Q2 2026



37.5kN sq m
floor loading



6.5-10m minimum
clear internal height



Ability to
combine units



Electric loading
doors



Fitted reception
units 1-4



Comfort cooling/
heating



Lift
units 1-4



Private gated
yard unit 1



Kitchenette
units 1-4



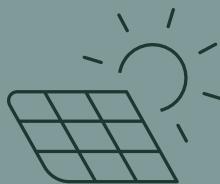
Fitted first
floor offices



EV charging



Air source
heat pumps



Photovoltaic
panels



Secure
industrial park



WCs and
shower facilities



Generous parking
facilities



CGI units 1-3



Previous Chancerygate development



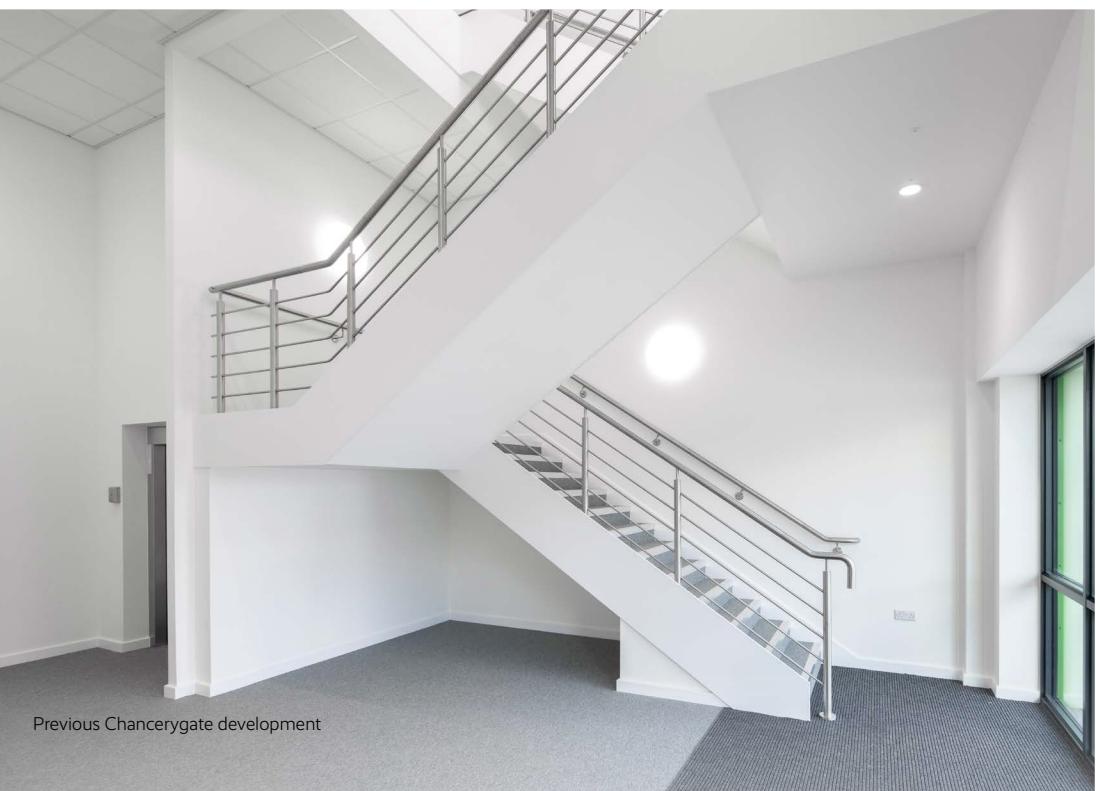
CGI of unit 1



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



Previous Chancerygate development



**Sustainable approach.
Positive impact.**

We take a forward-thinking approach to minimise our impact on the environment, from design and construction through to operation. Working with leading sustainability consultants, Chancerygate embraces the latest technologies and methods to achieve future-proof solutions.

Green initiatives at Cromwell Park include:

- Solar PV panels on all units*
- High performance insulated cladding and roof materials
- Highly efficient LED lighting
- Air source heat pumps to all units
- Low air permeability design
- Electric vehicle charging points
- 15% warehouse roof lights increasing natural day light
- Secure cycle parking

*Potential savings of up to £0.25 per sq ft per annum through use of PVs based on using current energy prices as of December 2025 and assuming 100% PV generation is used on site.



Targeting
BREEAM 'Very Good'



Targeting
EPC A rating

Right spaces. Right places.

Castle Hill Road, Bredbury SK6 2RY



Contact agents to find out more

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Road	Distance (miles)	Airport	Distance (miles)
M60 (J25)	0.8	Manchester Airport	9.5
Bredbury Town Centre	1.5		
Stockport Town Centre	3		
Manchester City Centre (via A57)	8.3		
<hr/>			
Rail			
Bredbury Train Station	1.4		
Stockport Station	3		

cromwellparkbredbury.co.uk

Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted.

All acquiring parties will be required to submit formal documentation to meet anti money laundering regulations. January 2026 | 252373.01/26

Chancerygate
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