

**CROMWELL PARK**

Bredbury SK6 2RY

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



Chancerygate

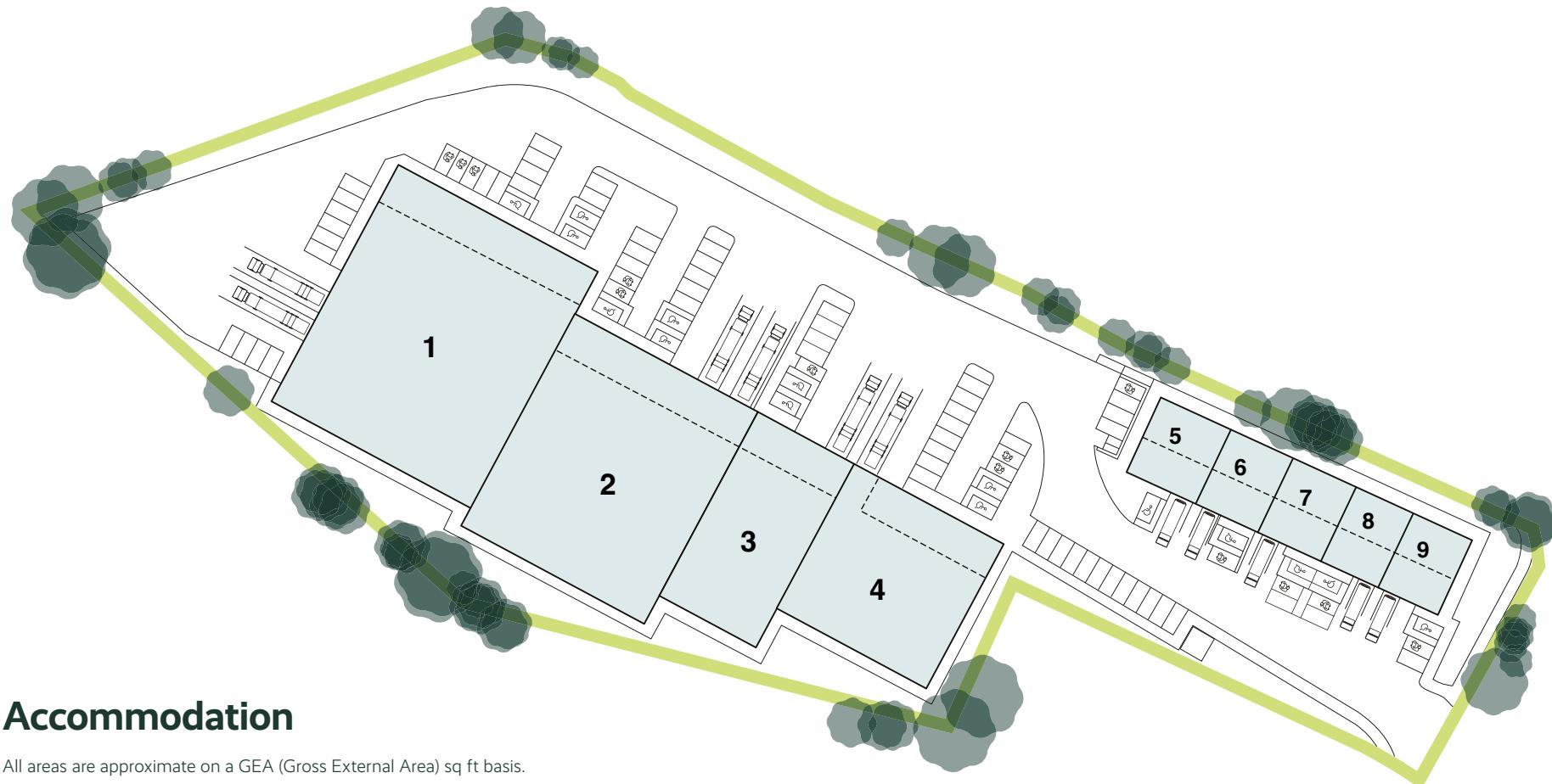
# Strategic locations. Sustainable buildings.

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	<b>22,002</b>
2	15,489	2,659	<b>18,148</b>
3	7,190	1,399	<b>8,589</b>
4	8,999	1,787	<b>10,786</b>
5	2,013	872	<b>2,885</b>

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

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



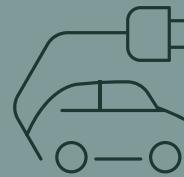
Private gated  
yard unit 1



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



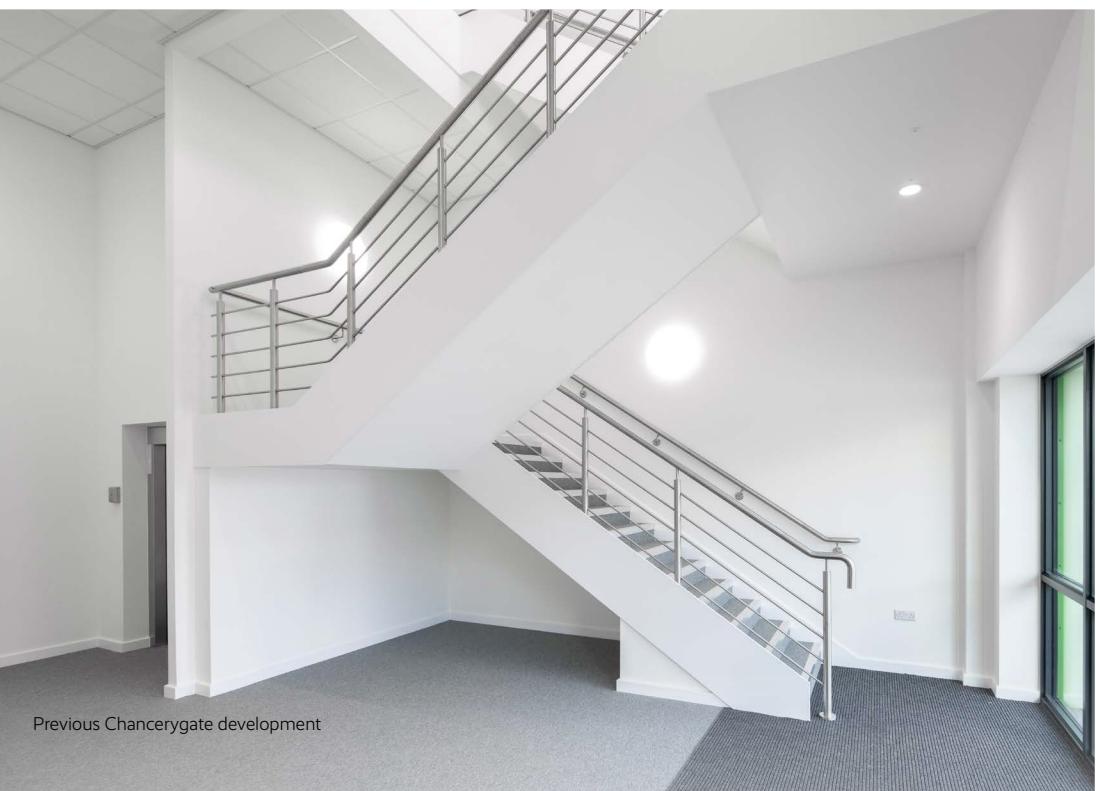
CGI of unit 1



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

**Williams Sillitoe**  
01625 800 066  
[willsill.co.uk](http://willsill.co.uk)

Mark Sillitoe  
07970 072128  
[ms@willsill.co.uk](mailto:ms@willsill.co.uk)

**CPP**  
COMMERCIAL PROPERTY PARTNERS  
0161 566 3735  
[www.cpp.uk](http://www.cpp.uk)

**Rob Taylor**  
07825 193365  
[rob.taylor@cpp.uk](mailto:rob.taylor@cpp.uk)

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/>			
<b>Rail</b>			
Bredbury Train Station	1.4		
Stockport Station	3		

[cromwellparkbredbury.co.uk](http://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**  
Chris Brown  
07793 808012  
[cbrown@chancerygate.com](mailto:cbrown@chancerygate.com)