

Hattersley Trade Park

TO LET

Eight Trade Counter Units
3,000 – 6,000 SQ FT

STOCKPORT ROAD, HATTERSLEY, GREATER MANCHESTER SK14 6AF

PRE-LETS TO:

ALDI



COMPLETION JUNE 2026

Average of 5,682 motor vehicles pass the site every day

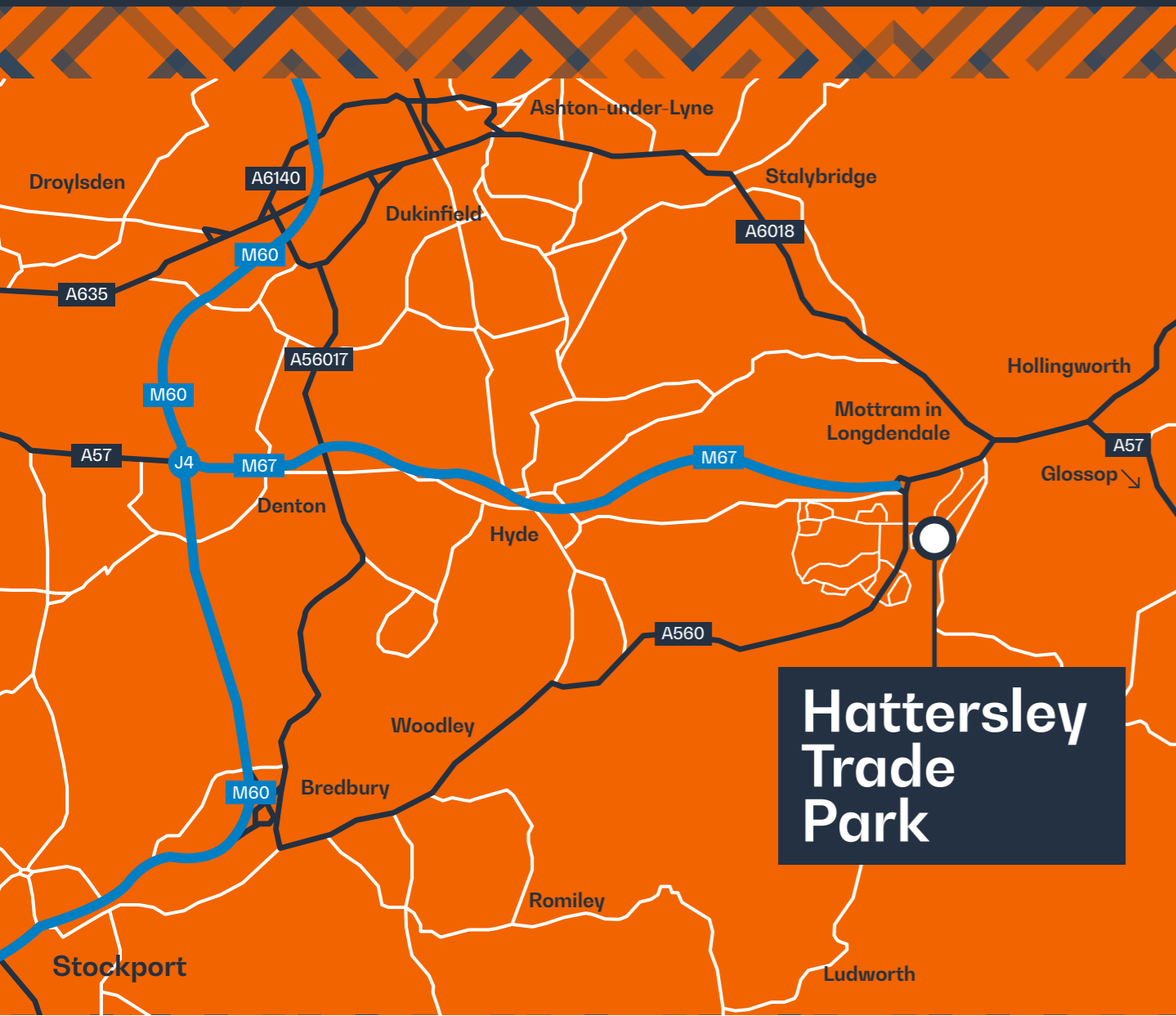


NOW ON SITE

Location

Hattersley Trade Park is strategically located on the corner of Ashworth Lane and Stockport Road in Hattersley, Greater Manchester in close proximity to junction 4 of the M67 motorway which links to junction 24 of the M60 motorway at Denton, 5 miles to the West.

Stockport Road (A560) provides a direct route to Stockport Town Centre which is 6.5 miles away from the park. Further amenities in the local area include a Tesco Extra with petrol station, a McDonalds Drive-thru, and a Premier Inn Hotel.



Sustainability Highlights



Each unit will have their own dedicated PV panels.



A biodiversity net gain of 5% over pre existing levels will be achieved.



Target EPC rating of A.



Dedicated EV charging for each unit.



Communal EV charging for up to sixteen vehicles.



BREEAM 'Excellent' rating is being targeted.



An embodied carbon level of <math><535\text{kg}/\text{CO}_2\text{e}/\text{m}^2</math> is being targeted.



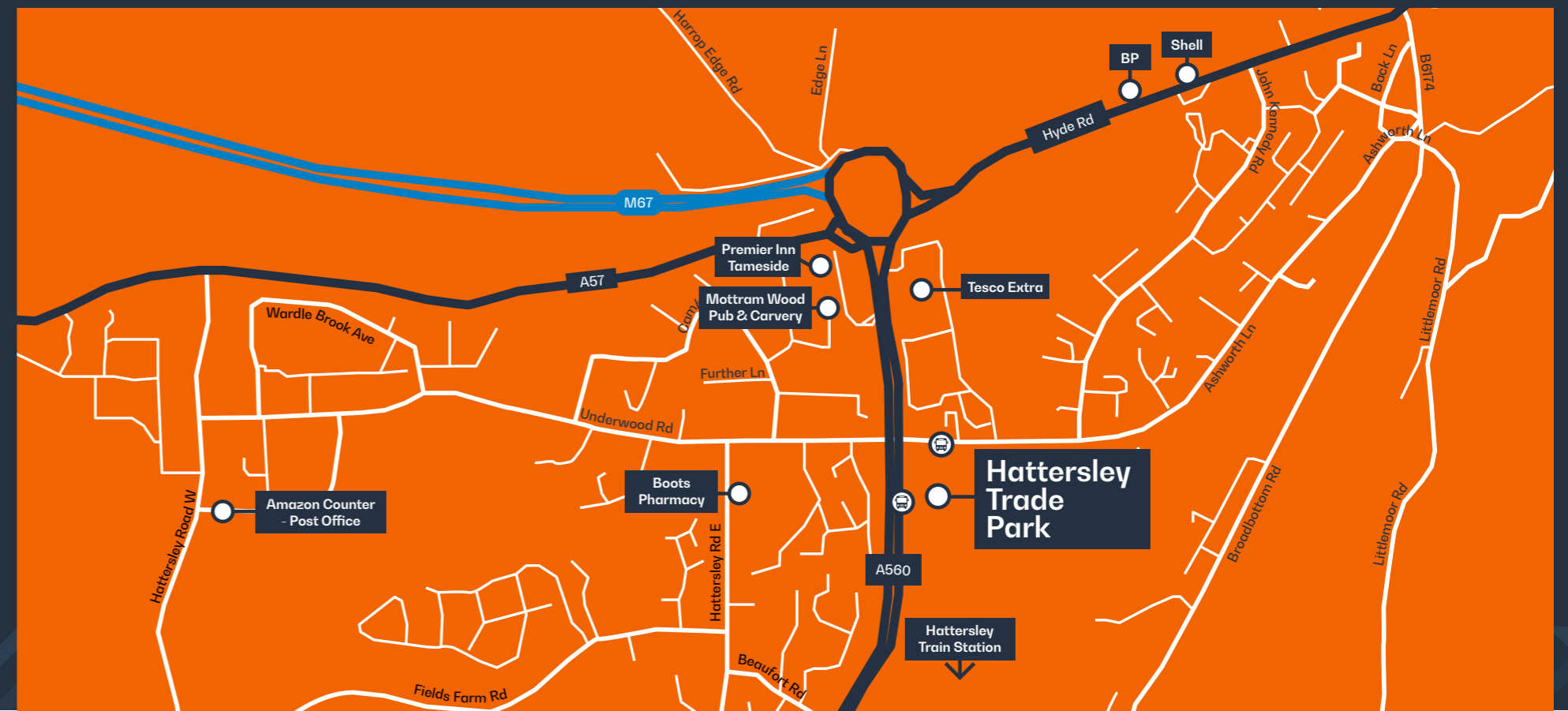
Security principles are in place which take into account public health, crime prevention and community safety.



Maximised recycling rates across the estate.



Enhanced pedestrian and cycle access.



Description

The estate provides eight trade counter units totalling 31,500 sq. ft. The unit sizes range from 3,000 to 6,000 sq. ft.

The site includes a substantial provision of 179 car parking spaces, as well as 16 electric vehicle charging stations, further promoting environmental responsibility.

The property is classified for use under E(g) for commercial, industrial, and service activities, B2 and B8 for storage and distribution. The site will host renowned brands such as Aldi and Costa, offering significant advantages to businesses considering this prime location.

Specification



Haunch heights – 7.2m



Dedicated parking spaces for each unit



40kn m/2 floor loading



Mezzanine enabled



EV charging



Roof light coverage of 15%



Targeting EPC A and BREEAM Excellent across the estate

Accommodation

Unit 1	4,000 SQ FT
Unit 2	3,000 SQ FT
Unit 3	3,000 SQ FT
Unit 4	5,000 SQ FT
Unit 5	6,000 SQ FT
Unit 6	3,500 SQ FT
Unit 7	3,000 SQ FT
Unit 8	4,000 SQ FT

The above dimensions are GIA measurements

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ASHWORTH LANE

A560 STOCKPORT ROAD

EV CHARGING HUB

Unit 1
Unit 2
Unit 3
Unit 4
Unit 5
Unit 6
Unit 7
Unit 8

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EV**

Contact

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