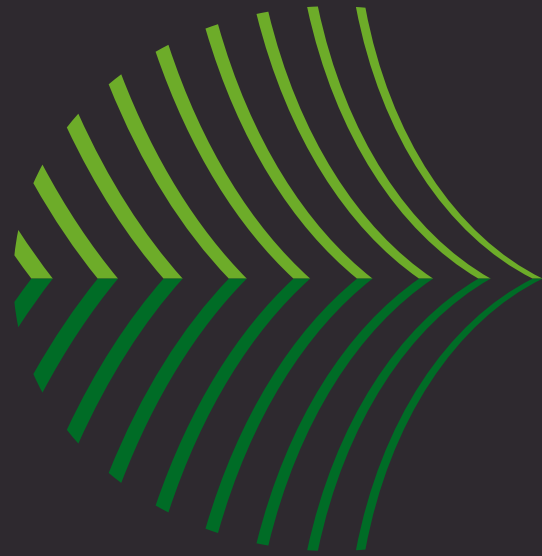


cheadleecopark.co.uk



# CHEADLE ecopark

A forward thinking, cleaner,  
greener business park

Bird Hall Lane,  
Cheadle Heath,  
Stockport **SK3 0RA**

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Location



Sustainability



Wellness



Labour



A development by





# Welcome to CHEADLE ecopark

An Exemplar  
Low Carbon and Sustainable Light  
Industrial Employment Scheme

Providing units  
from **8,374 -**  
**43,800 sq ft**



# A forward thinking, cleaner, greener business park

Cheadle Eco Park is an exemplar light industrial scheme set within an established employment location close to the M60 orbital, Manchester Airport and Stockport town centre.

The six units are designed to achieve a BREEAM Outstanding rating (the highest possible BREEAM rating) alongside an EPC of A+.

The building specification incorporates low carbon technologies to specifically minimise energy demand and usage for occupiers. Key design features include Air Source Heat Pumps and Photovoltaic Roof Panels as the prime sources of green energy for each unit. Internally the incorporation of Building Management Systems further enables occupiers to efficiently manage and monitor their energy consumption. These features will provide occupiers with the unique opportunity to reduce their energy costs.

Through the use of sustainable building materials, the units provide prospective occupiers with market leading, low carbon industrial premises. The units have been constructed using low carbon building materials such as a timber frame and reinforced steel concrete to facilitate net zero carbon in both construction and operation. Stockport Metropolitan Borough Council's objective has been to align Cheadle Eco Park with emerging UK Net Zero Carbon Building standards and the scheme proudly forms part of the national pilot.

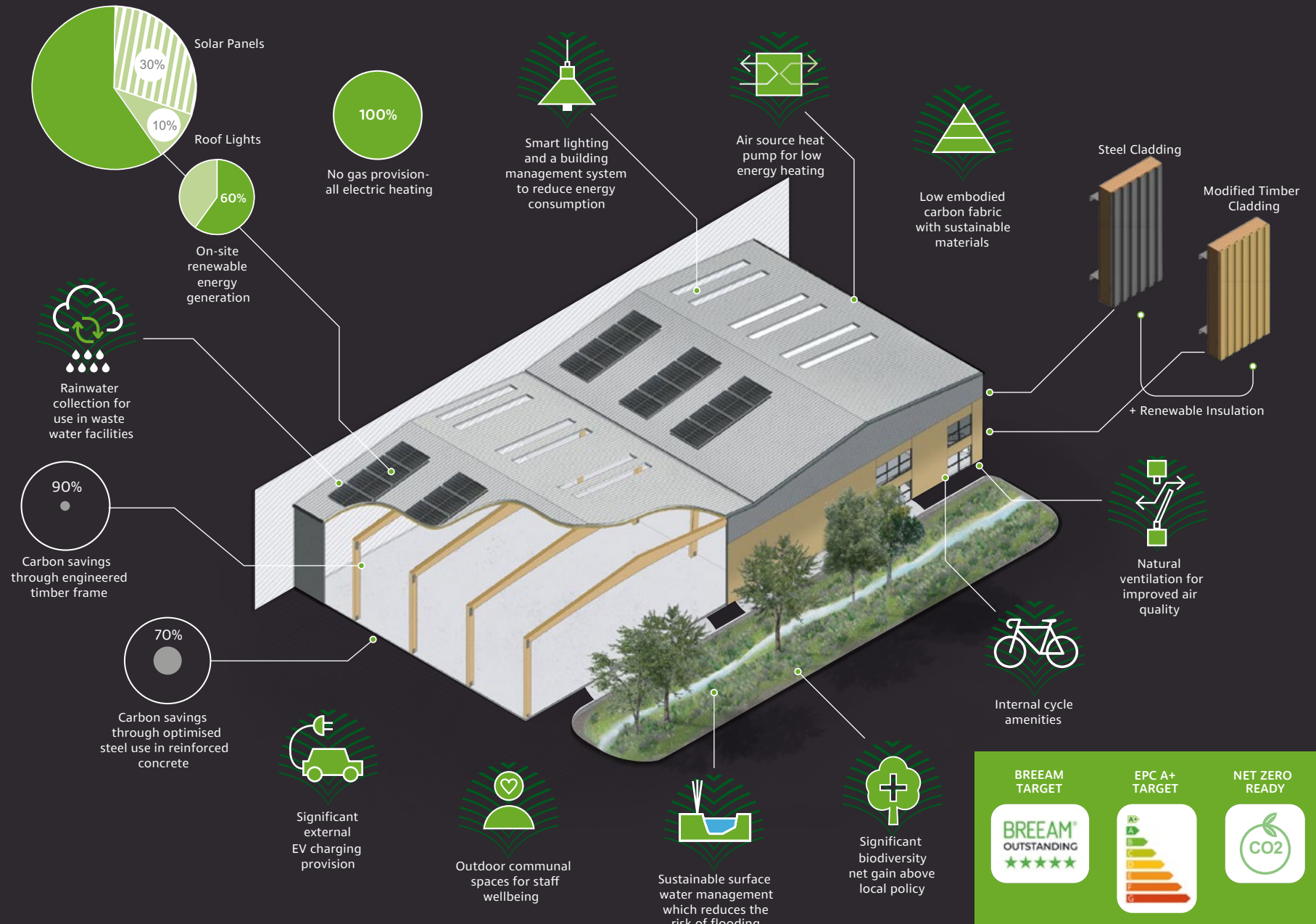
The scheme includes design features and specification to enhance the wellbeing of tenants such as communal outdoor recreational space and the provision of internal cycle facilities for each unit.

The Estate will be managed through a Green Occupational Charter, seeking tenant support and commitment to maintain a forward thinking, cleaner, greener business park

The units can accommodate B2, B8 and E(g) (ii) (iii) uses and targeting occupiers seeking low carbon and highly sustainable business premises to support their own and complementary, corporate ESG commitments and vision.

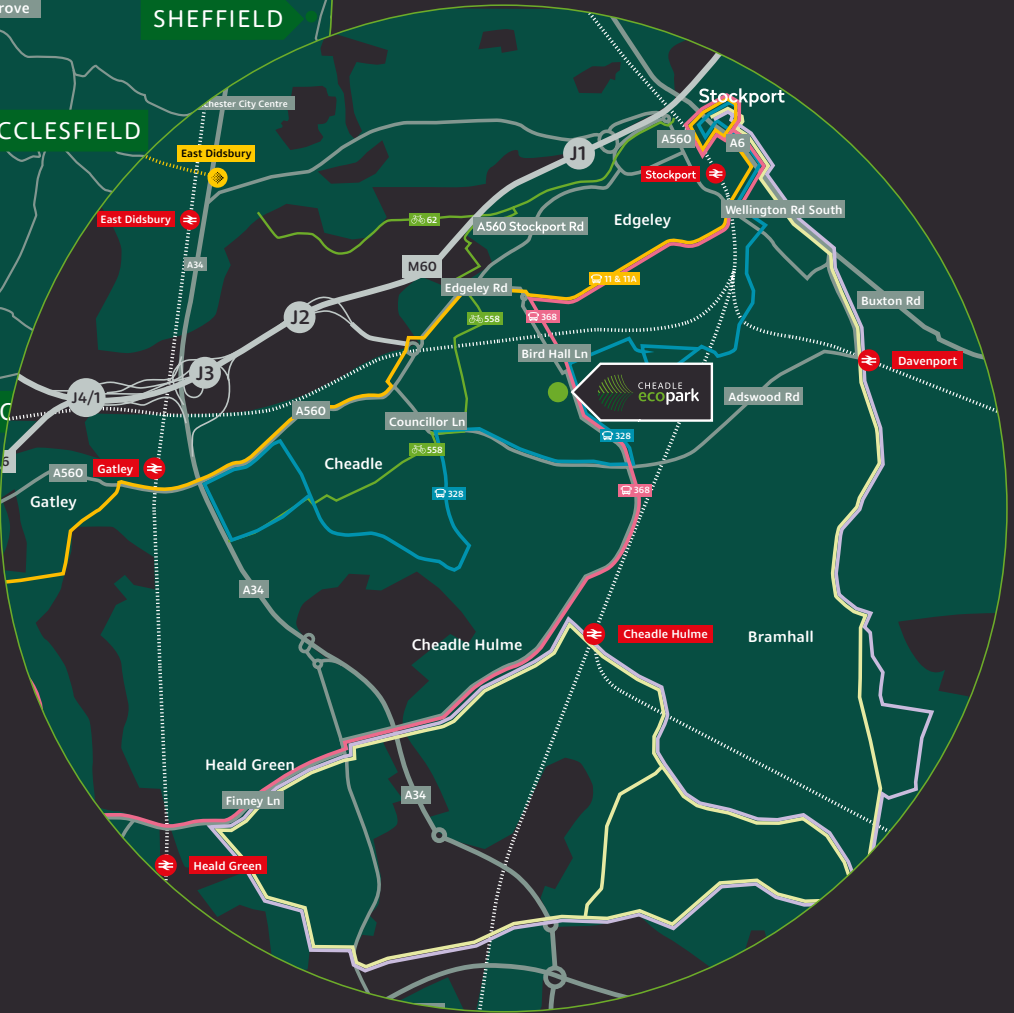


# A forward thinking, cleaner, greener business park



# Excellent transport links with unrivalled sustainable options on the doorstep

Bird Hall Lane, Cheadle Heath, Heath, Stockport **SK3 0RA** ///belong.harsh.stones



Cheadle Eco Park is located less than 2 miles from Junction 2 of the M60 orbital, meaning that the Greater Manchester conurbation is easily accessible with 3 million households within a 30-minute drive.

The M60 connects directly to the region's motorway network including M61, M56 & M62 and wider to the M6

Stockport City Centre and Train Station are located just 2 miles from the scheme.

Manchester Airport is located 6.5 miles from the site and can be reached within 15 minutes while Manchester City Centre is approximately a 15 minute drive away.

Cheadle Eco Park is situated immediately off Bird Hall Lane a main arterial route and within a well-established commercial area.

  
Designated cycle routes

  
Local bus services

 11 & 11A

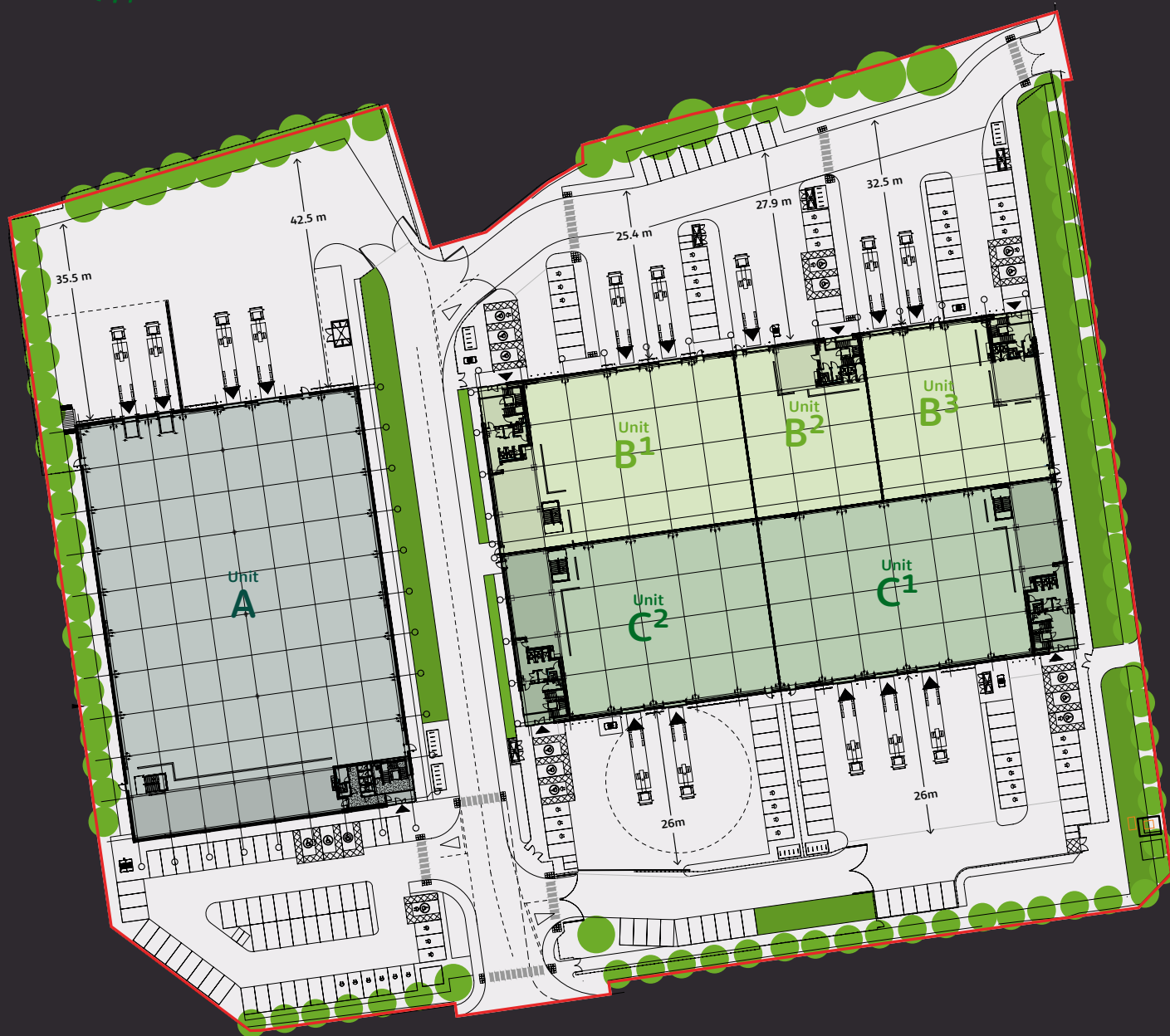
 328

 368

## Drive Times



M60 (Junction 2)	1.5 miles	4 mins
Stockport	2.0 miles	5 mins
M56	2.6 miles	5 mins
Manchester Airport	6.5 miles	9 mins
Manchester City Centre	8.5 miles	15 mins
M6	16 miles	18 mins



# 117,033 sq ft of New Employment Space

Providing units from  
**8,374 - 43,799 sq ft**  
 Units will be available from Q1 2027.

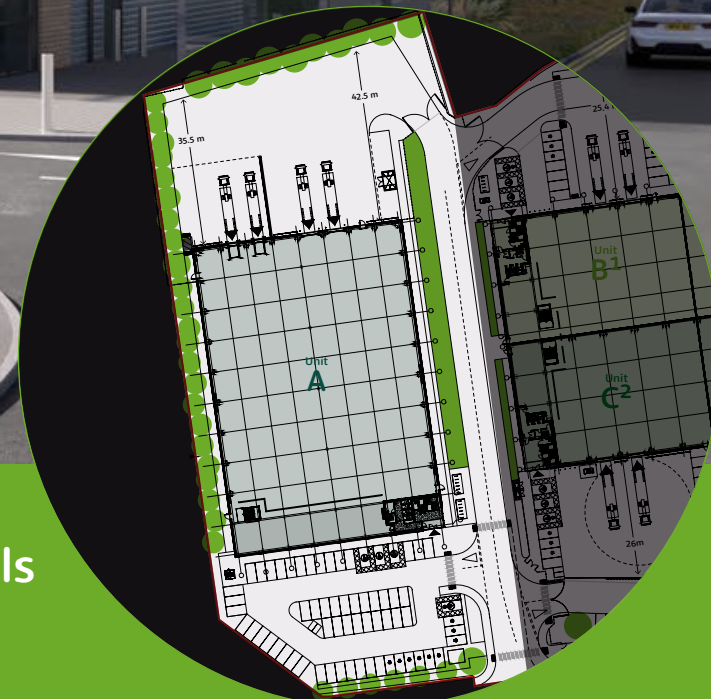
	GF GIA (Sq Ft)	FF GIA (Sq Ft)	Total GIA (Sq Ft)	FF%	Cycle spaces	Floor Loading KN/m <sup>2</sup>
Unit A	39,859	3,940	43,799	9%	24	50
Unit B <sup>1</sup>	14,477	2,389	16,866	14%	10	50
Unit B <sup>2</sup>	7,158	1,216	8,374	15%	10	50
Unit B <sup>3</sup>	9,623	1,216	10,839	11%	10	50
Unit C <sup>1</sup>	17,372	2,454	19,826	12%	10	50
Unit C <sup>2</sup>	14,875	2,454	17,329	14%	10	50
<b>Total</b>	<b>103,364</b>	<b>13,669</b>	<b>117,033</b>	<b>12%</b>		





Self Contained Eco Business Unit

43,799 sq ft



### Unit A

Sq Ft (sq m)

Ground floor	39,859 (3,703)
First floor Office	3,940 (366)
<b>Total</b>	<b>43,799 (4,069)</b>



10m Clear Internal Height



2 Motorcycle Spaces



24 cycle spaces externally with additional internal



Office Accommodation



65 total Car Parking Spaces



50KN/m<sup>2</sup> Floor Loading



2 Level Access & 2 Dock Levellers



Yard depth of 35.5 - 42.5m



560kVA (HV Fed) Power Supply

### Green Credentials

- 10 EV Charge Points
- All Electric – EPC A+
- ASHP low energy heating
- Solar panels to reduce operational energy costs
- BMS to reduce energy consumption
- Low carbon timber frame
- Access to estate communal space for staff wellbeing

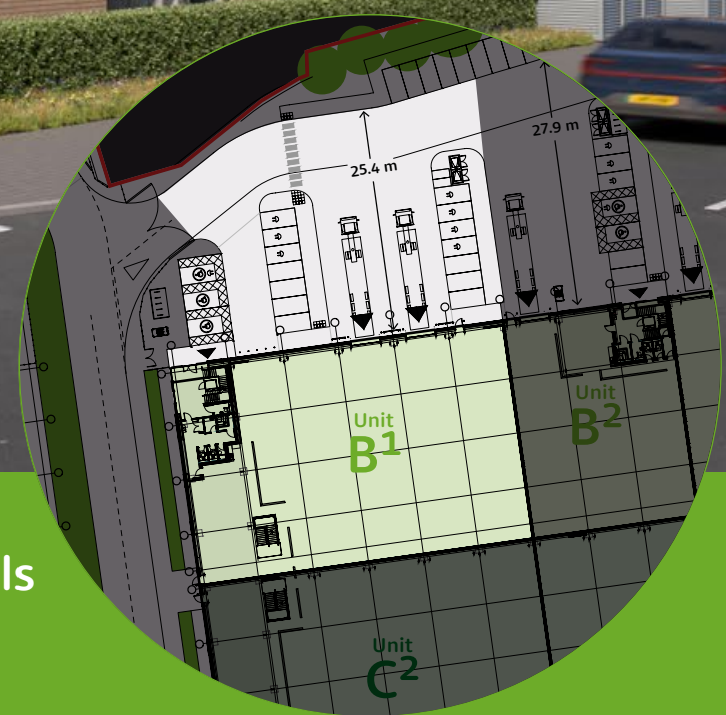




CHEADLE  
ecopark

B<sup>1</sup>

16,866 sq ft Eco Business Unit



### Unit B<sup>1</sup>

Sq Ft (sq m)

Ground floor	14,477 (1,354)
First floor Office	2,389 (222)
<b>Total</b>	<b>16,866 (1,567)</b>



8.5m Clear Internal Height



Office Accommodation



2 Level Access Loading Doors



2 Motorcycle Spaces



22 total Car Parking Spaces



Yard depth of 25.4m



10 cycle spaces externally with additional internal



50KN/m<sup>2</sup> Floor Loading



200kVA (HV Fed) Power Supply

### Green Credentials

- 8 EV Charge Points
- All Electric – EPC A+
- ASHP low energy heating
- Solar panels to reduce operational energy costs
- BMS to reduce energy consumption
- Low carbon timber frame
- Access to estate communal space for staff wellbeing

BREEAM TARGET



EPC A+ TARGET



NET ZERO READY

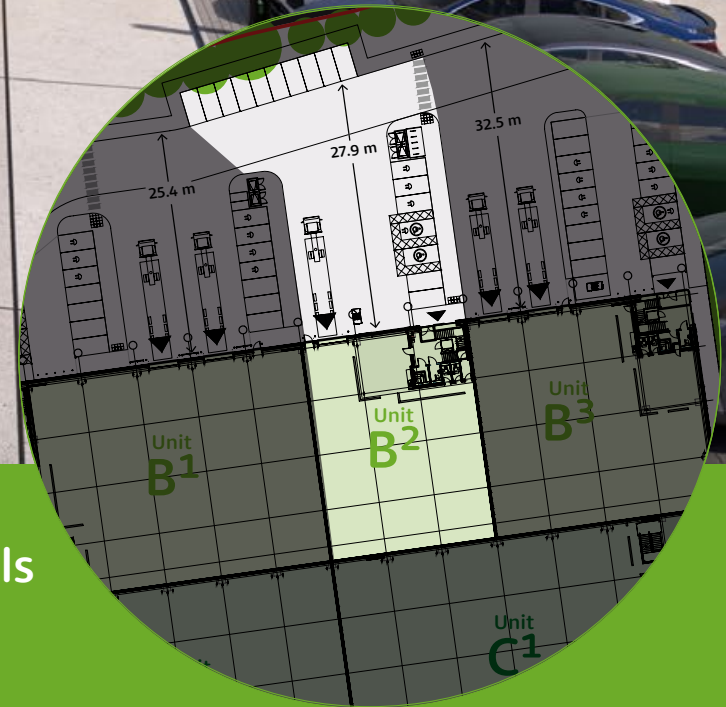




CHEADLE  
ecopark

B<sup>2</sup>

8,374 sq ft Eco Business Unit



### Unit B<sup>2</sup>

Sq Ft (sq m)

Ground floor	7,158 (665)
First floor Office	1,216 (113)
<b>Total</b>	<b>8,374 (778)</b>



8.5m Clear Internal Height



2 Motorcycle Spaces



10 cycle spaces externally with additional internal



Office Accommodation



13 total Car Parking Spaces



50KN/m<sup>2</sup> Floor Loading



1 Level Access Loading Door



Yard depth of 27.9m



100kVA (HV Fed) Power Supply

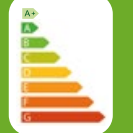
### Green Credentials

- 4 EV Charge Points
- All Electric – EPC A+
- ASHP low energy heating
- Solar panels to reduce operational energy costs
- BMS to reduce energy consumption
- Low carbon timber frame
- Access to estate communal space for staff wellbeing

BREEAM TARGET



EPC A+ TARGET



NET ZERO READY



10,839 sq ft Eco Business Unit



### Unit B<sup>3</sup>

Sq Ft (sq m)

Ground floor	9,623 (894)
First floor Office	1,216 (113)
<b>Total</b>	<b>10,839 (1,007)</b>



8.5m Clear  
Internal Height



Office  
Accommodation



2 Level Access  
Loading Doors



2 Motorcycle  
Spaces



16 total Car  
Parking Spaces



Yard depth of  
32.5m



10 cycle spaces  
externally with  
additional internal



50KN/m<sup>2</sup>  
Floor Loading



130kVA (HV Fed)  
Power Supply

### Green Credentials

- 8 EV Charge Points
- All Electric – EPC A+
- ASHP low energy heating
- Solar panels to reduce operational energy costs
- BMS to reduce energy consumption
- Low carbon timber frame
- Access to estate communal space for staff wellbeing

BREEAM  
TARGET



EPC A+  
TARGET



NET ZERO  
READY



19,826 sq ft Eco Business Unit



### Unit C<sup>1</sup>

Sq Ft (sq m)

Ground floor	17,372 (1,614)
First floor Office	2,454 (228)
<b>Total</b>	<b>19,826 (1,842)</b>



8.5m Clear Internal Height



Office Accommodation



3 Level Access Loading Doors



2 Motorcycle Spaces



34 total Car Parking Spaces



Yard depth of 26m



10 cycle spaces externally with additional internal



50KN/m<sup>2</sup> Floor Loading

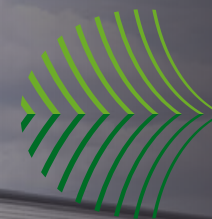


250kVA (HV Fed) Power Supply

### Green Credentials

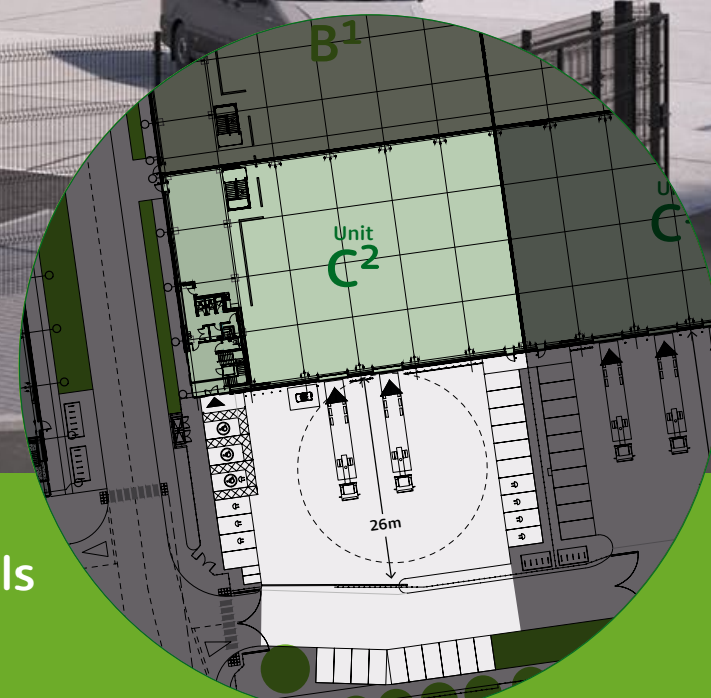
- 8 EV Charge Points
- All Electric – EPC A+
- ASHP low energy heating
- Solar panels to reduce operational energy costs
- BMS to reduce energy consumption
- Low carbon timber frame
- Access to estate communal space for staff wellbeing





# CHEADLE ecopark C<sup>2</sup>

17,329 sq ft Eco Business Unit



## Unit C<sup>2</sup>

Sq Ft (sq m)

Ground floor	14,875 (1,382)
First floor Office	2,454 (228)
<b>Total</b>	<b>17,329 (1,610)</b>



8.5m Clear Internal Height



Office Accommodation



2 Level Access Loading Doors



2 Motorcycle Spaces



27 total Car Parking Spaces



Yard depth of 26m



10 cycle spaces externally with additional internal



50KN/m<sup>2</sup> Floor Loading



220kVA (HV Fed) Power Supply

## Green Credentials

- 8 EV Charge Points
- All Electric – EPC A+
- ASHP low energy heating
- Solar panels to reduce operational energy costs
- BMS to reduce energy consumption
- Low carbon timber frame
- Access to estate communal space for staff wellbeing



# Stockport has a local labour pool that is second to none.

## Labour

A diverse range of sectors and skills

- Excellent connectivity
- Access to 3 million people within 30 minutes
- Benefits of both town and city amenities alongside the peacefulness of the Cheshire Plains and Peak District
- A £7.195 billion economy (GVA 2021)

**Stockport Population**  
**299,545**  
(2023 mid-year population estimate)  
*Source: SMBC*

**144,100**  
**economically active resident population**  
ie aged 16-64  
(APS Jul 23-Jul24)

**£729.30**  
Gross weekly earning compared to  
**£682.60 nationally**  
(Annual survey of hours and earnings 2023)

**137,900**  
Employed by **13,935**  
**Stockport Businesses**  
(2022 BRES)



**3 Million +**  
Households live within a  
**30 min car drive**



**10,000** in Manufacturing/Logistics  
**14,000** in Professional, Scientific & tech  
**21,000** in Wholesale and Retail  
**4,500** in Transportation and Storage  
**8,000** in Construction  
(BRES 2022)



**Economic Growth**  
2021 GVA was **£7,195m**  
2016 GVA was **£6,114m**  
2011 GVA was **£5,515m**  
2006 GVA was **£5,049m**  
*Source: Greater Manchester Economy Factbook*



**53.9%**  
of the economically active resident population are educated to at least **RQF4 or equivalent** (94,500 people)

**70.9%**  
are educated to at least **RQF3 or equivalent** (124,300 people)  
(APS 2023)



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**43,800 sq ft**



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### Further Information



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