

Stockport

Unit 10a The Gate Centre, SK6

NEW BUILD New Build
Trade Counter Warehouse Unit
located within very close
proximity to the M60



Summary

Demise 1 Floor

Size 950 sq ft (88.26 sq m)

Rent £15,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	950 sq ft
Rent	£15,000 per annum
Business Rates	N/A
VAT	Applicable
EPC Rating	Upon enquiry

Key Features

- NEW BUILD - Trade Counter / Warehouse Unit
- EPC Rating A
- 4.2m Min Height - 5.4m Max Height
- EV Charging Point
- Full Height Loading Door
- 2 Allocated Car Parking Spaces
- Gated and Fenced Site
- Within 0.6 miles of M60

Description

NEW BUILD single storey 950 sq.ft. end terrace Warehouse Unit. The property which can be summarised as follows:

- NEW BUILD of Steel Frame Construction with Half Brick & Half Clad Elevations under Pitched Corrugated Steel Roof
- Largely open plan ground floor warehouse
- On a fully fenced, gated and secure site providing parking, loading and circulation space
- Warehouse Mono Pitch Roof with a minimum height of 4.2m with a maximum height of 5.4m.
- Full height loading door. Manual Width 3m Height 3.4m

Location

A Trade Counter/Warehouse unit prominently located on Whitefield Road Bredbury within 0.6 miles of Junction 25 of the M60.

- J25 M60 - 0.6 miles
- Manchester City Centre- 6 miles
- Manchester Airport - 9 miles
- Stockport Railway - 1.5 miles

Local Occupiers include Allied Bakeries, Robinsons, Rogers Foods, Janome, Screwfix, Toolstation, Northgate.

Terms

On a leasehold basis to be agreed.

Accommodation

Warehouse: 950 sq.ft.

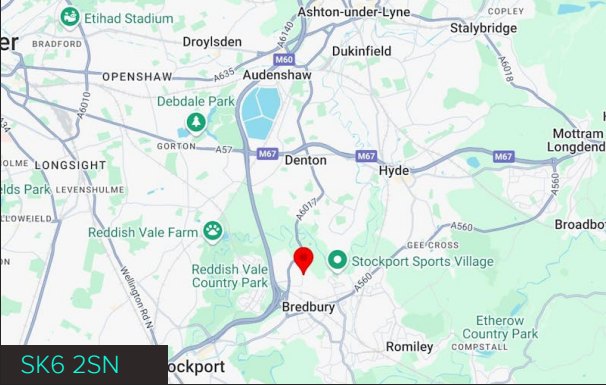
Services

All mains services available to the property. Single Phase Electricity, gas, water and drainage.

Rateable Value

To be Determined

Rent



Viewing & Further Information



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£15,000 p.a.

EPC

A

VAT

All figures are quoted exclusive of but maybe subject to VAT.