



# Unit 17a

Carrington Road  
Stockport  
SK1 2LA

**2,500  
SQ.FT**



- Trade Counter/Showroom Unit
- Extremely Prominent
- Frontage onto Carrington Road
- Extensive Front Yard/Parking
- Fully Refurbished
- Also suitable for E Class Uses
- 0.2 miles from Junction 1 M60

## Location

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The property is extremely prominent with direct frontage onto Carrington Road within 0.2 miles of M60

Stockport: 1 mile

Junction 1 M60 - 0.2 miles



## Description

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A 2,500 sq.ft. ground floor Trade Counter/Showroom /Office unit. The property can be summarised as follows

- Of traditional Construction with Full Height Block and Clad Elevations
- Providing a mix of open plan showroom/office/storage accommodation and kitchen/toilet amenity
- Sub divided 987 sq ft ground floor office/store/showroom, First Floor Office 967sqft and 545 sqft warehouse/store
- Extremely prominent with direct main road frontage onto Carrington Road
- Extensive Front Yard suitable for Parking or External Storage
- Fully Glazed customer entrances and loading door to side elevation for storage/loading
- Suitable for traditional retail/showroom/trade/office or other uses that fall within the "E" Classes
- Fully refurbished including Electrically Operated Security Roller Shutters, LED Lighting, UPVC Glazed Units

## Services

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

## Rateable Value

For information on rates please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## Rent

£30,000 per annum exclusive

## EPC

Available on request.

## Terms

On leasehold basis with terms to be agreed.



## VAT

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

Contact sole agents MBRE

Michael Blackshaw [mb@mbre.space](mailto:mb@mbre.space) 07792201467

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