

Stockport

Unit 3, SK6

NEW BUILD 7335 sqft
Warehouse Unit



Summary

Demise 1 Floor

Size 7,335 sq ft (681.44 sq m)

Rent £95,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	7,335 sq ft
Rent	£95,000 per annum
Price	Offers in the region of £1,400,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- New Build Warehouse
- End Terrace Unit
- 6m Eaves
- EPC Rating "A"
- 11 Car Parking Spaces including 2 x EV Spaces
- Extensive PV System
- 3 Phase Electricity
- Concrete Mezzanine

Description

An end terrace 7,335 sq.ft. Trade Counter/Warehouse Unit. The property which can be summarised as follows:

- Under Construction New Build Warehouse
- Steel Frame Construction with Pitched Corrugated Steel Roof
- Warehouse 6m to eaves / 7.3m to Apex, Full Height Electrically Operated Loading Door
- Full Height Glazed feature reception
- Kitchen, Ladies/Gents Toilet Facilities
- Fitted open plan ground floor office
- 16 panel PV System providing significant energy savings
- 11 Car Parking Spaces including 2 EV charging
- Concrete Slab Mezzanine suitable for additional office or heavy duty storage

Location

A modern Trade Counter Warehouse Unit within 1 mile of Junction 25 of the M60 in Bredbury. Located just off Horsfield Way

- J25 M60 - 0.5 miles
- Manchester City Centre- 6 miles
- Manchester Airport - 9 miles
- Stockport Railway - 1.5 miles

Key local occupiers include Allied Bakeries, Howco, TNT, UKPOS, Screwfix, Toolstation, Greggs, Subway.

Accommodation

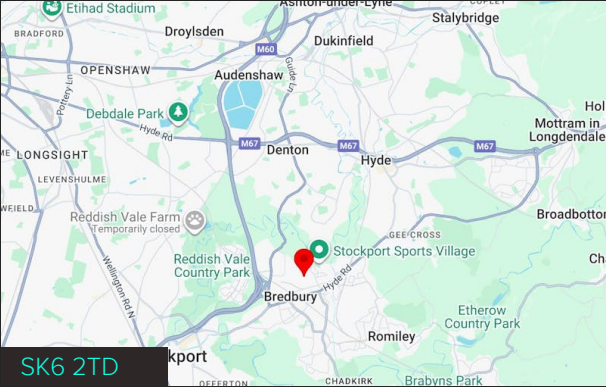
- Ground Floor: 5,206 sq ft
- Mezz: 2,129 sq ft
- Total: 7,335 sq ft

EPC

A

AML

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewing & Further Information



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Viewings

By appointment via MBRE 0161 850 1111
or joint agents Williams Sillitoe

Price / Rent

£1.4m
£95,000 p.a.

VAT

All figures quoted are exclusive of but subject to VAT

