

Stockport

Unit 18, SK4

6089 sqft Industrial/Warehouse unit with ***EXTENSIVE*** Yard & Parking on a site area of approx 0.42 acres



Summary

Demise 1 Floor

Size 6,089 sq ft (565.69 sq m)

Rent £57,500 per annum

Service Charge n/a

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	6,089 sq ft
Rent	£57,500 per annum
Rateable Value	£39,750
Service Charge	N/A
EPC Rating	Upon enquiry

Key Features

- Industrial/Warehouse Unit
- On a site of 0.42 acres
- Gated Yard
- Extensive Parking
- 3 x Loading Doors
- Three Phase Power
- Full Garage Inventory Available

Description

Single storey units totaling 6111 sq.ft. on a site of c. 0.42 acres. The property which can be summarised as follows:

- Steel Frame Construction with full height Brick Elevations under Pitched Corrugated Steel Roof
- Comprising main warehouse bay, works office, toilet, kitchen, reception and a mix of office/stores
- Two yards providing extensive parking and loading space. Part gated and fenced
- LED Bay Lighting
- Eaves Height 3.6m / Apex Height 5.4m
- Two electrically operated loading doors 3m Width/2.8m Height & One manual 2.4m Width/3m Height
- Mains services including three phase
- Suitable for industrial, storage, trade counter use or other uses falling under class "E"
- Additional 242 sqft of Mezzanine office/storage

Location

An industrial/warehouse scheme located on the Heaton Mersey Industrial Estate within very close proximity to the regions key motorway networks and public transport routes.

- J1 M60 - 1.8 miles
- J1 M56 - 1.7 miles
- East Didsbury Metrolink - 0.7 miles
- Manchester City Centre - 6 miles
- Manchester Airport - 5 miles

Key local occupiers include Edina, Network Rail & BFT

Viewings

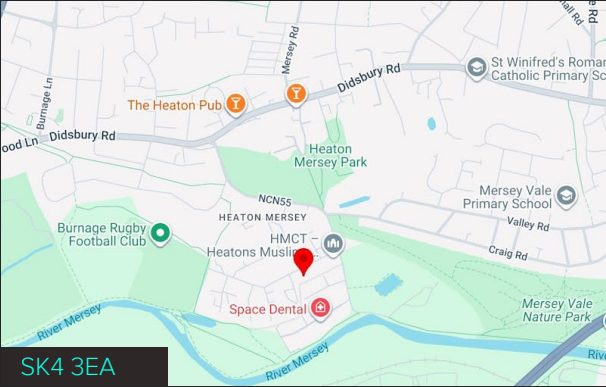
Strictly by appointment with sole agents MBRE
Michael Blackshaw
0161 850 1111

Terms

On a leasehold basis with terms to be agreed

VAT

All figures quoted are exclusive of but maybe subject to VAT



Viewing & Further Information



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Rent

£57,500 per annum

EPC

Available on request



