

Stockport

Unit 2 - 5, SK3

5297 sqft ***MULTI UNIT***
Two storey building providing
multi let investment opportunity
or owner occupier space



Summary

Demise 1 Floor

Size 5,297 sq ft (492.11 sq m)

Rent £13,000 - £18,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	5,297 sq ft
Rent	£13,000 - £18,000 per annum
Price	Offers in the region of £595,000
Business Rates	Upon Enquiry
VAT	To be confirmed
EPC Rating	Upon enquiry

Key Features

- Industrial/Warehouse
- Low Occupational Costs
- 4 separate units or available to occupy as a whole
- Gated with parking & yard
- Offices fitted out to a high spec

Description

Single storey units totaling 5297 sq.ft. on a site of c. 0.196 acres. The property which can be summarised as follows:

- Steel Frame Construction with full height Brick Elevations under Pitched Roof
- Comprising 4 self contained units. Providing a mix of warehouse, workshop and office space
- Self contained gated yard providing loading and parking
- Suitable for investors or owner occupiers
- Significant opportunity to enhance overall income for investment purposes
- Low Occupational Costs. 4 Separate assessments under the threshold
- Mains services including three phase
- Suitable for industrial, storage, trade counter, hybrid use or other uses falling under class "E"
- High spec office fit out

Location

The property is located fronting Lytham Street in Shaw Heath and is a short drive to Stockport Exchange train station, Stockport town centre and J1 of the M60 Motorway.

- Stockport Station: 1 mile.
- Stockport: 2 miles.
- J1 M60: 2 miles.

Accommodation

Unit 3 - 1853 sqft Ground Floor Warehouse/Workshop together with Mezzanine Offices

Unit 2 - 1300 sqft First Floor Office Space

Ground Floor Garage - 560 sqft

Ground Floor Workshop - 980 sqft

Price

£595,000

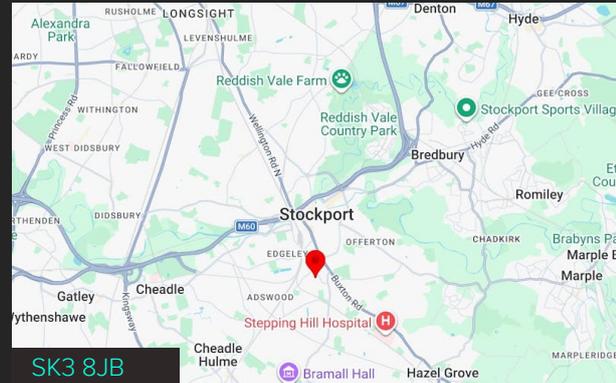
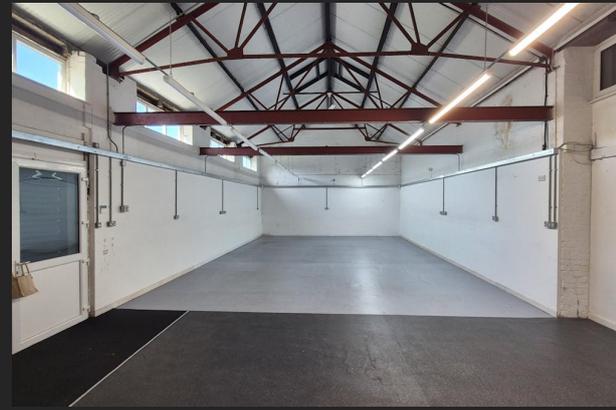
Viewings

Strictly by appointment with sole agents MBRE

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EPC



Viewing & Further Information



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VAT

All figures quoted are exclusive but maybe subject to VAT

Rent

Unit 3 - £18,000 per annum

Unit 2 - £13,000 per annum

