MBRE

WAREHOUSE
TO LET



Unit 3
Lambeth Road
Reddish
SK5 6TW

1,684 SQ.FT



- Warehouse/Trade/Showroom Unit
- Recently Fully Refurbished
- Three Phase Electricity Available
- LED Lighting
- Brand New Roof
- Rates free for Qualifying Occupiers
- Within Gated & Fenced Site
- Within 2.5 miles of M60

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Location

The site is located in a part commercial part residential area accessed just off holdsworth Square positioned directly behind Morrisons Superstore.

M60 J27 - 2.5 miles
Manchester Airport - 9.7 miles
Reddish South Train Station - 0.3 miles

Local occupiers include Morrisons, Post Office, Houldsworth Mill







Description

A 1684 sq.ft. single storey Trade Counter/showroom Unit. The property which can be summarised as follows:

- Of Traditional Construction with part brick/part clad elevations under a brand new pitched Corrugated Steel Roof
- Subdivided into four warehouse/showroom stores and ladies/gents toilets facilities
- The property benefits from two separate UPVC entrance doors. Within a fully secure gated and fenced site
- Max Height 4.2m max - Minimum Height 2.4m
- Three phase electricity
- Suitable for a range of different showroom, storage, trade, technology uses and other uses falling under class E
- 2 allocated car parking spaces. Additional spaces available subject to separate negotiations

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Accommodation

The property provides a gross internal area as follows:

Overall	1,684 sq.ft



Services

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

Rateable Value

For information on rateable value please visit www.voa.gov.uk

Terms

On a leasehold basis to be agreed

Rent

£16,000 p.a.

VAT

All figures are quoted exclusive of but maybe subject to VAT

EPC

Available on request.

Viewing

Contact Sole Agents MBRE - 0161 850 1111
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