



# TO LET

**Unit 4 S:Park, Hamilton Road, Stockport  
SK1 2AE**

- 11,808 sq ft (1,096 sq m)
- High profile industrial / warehouse unit
- Highly visible location fronting the M60
- Trade counter / Quasi retail opportunity (subject to planning)



# Unit 4 S:Park, Hamilton Road, Stockport SK1 2AE



## Location

S:Park is located at Junction 27 of the M60 orbital motorway. The estate benefits from excellent prominent and has immediate links to Stockport town centre. Overlooking Junction 27 of the M60 S:Park commands a prominent, visible and accessible location opposite Tesco extra and adjacent to Reddish Vale country park.

## Description

The property comprises a modern Grade A facility benefitting from the following:

- Semi-detached
- Steel portal frame construction
- 8.8 metres to the underside of the eaves
- Single level access loading door
- Offices to the ground and first floor
- Fully fenced and secure yard to the rear

## Accommodation

We have measured the property to have the following area:

Unit	Sq Ft	Sq M
Warehouse	9,434	876
GF office	736	68
FF office	1,638	152
<b>Total</b>	<b>11,808</b>	<b>1,096</b>



## Rent

Price on application

## VAT

VAT will be payable where applicable

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction

## Terms

The unit is available on a new FRI lease for a term to be agreed. Alternatively, consideration will be given to a sale.

## Viewing / Further Information

Please contact the agent:

Robert Kos / Richard Johnson

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