

MBRE

INDUSTRIAL TO LET



Brighton Road
Heaton Norris
Stockport
SK4 2BE

**4,300
SQ.FT**



- Fully refurbished industrial warehouse
- Open plan warehouse with offices/stores
- Fully refurbished kitchen and toilet facilities
- New roof and new external cladding system
- Full electrical rewire with three phase supply
- RV: £19,000 - £9,481 payable Business Rates
- Located less than 0.5 miles to J1 M60
- New Lease / No Premium / Terms TBA

Location

The property is located off Brighton Road adjacent to Brighton Road Industrial Estate and close to Mercedes Benz Stockport. The property is a short drive to junction 1 of the M60 Motorway and Stockport town centre.

- M60: 0.5 miles.
- Stockport: 1 mile.



Description/Accommodation

The property provides a single storey fully refurbished industrial warehouse premises with open plan warehouse accommodation, three private offices, store room, kitchen and toilet facilities along with external parking and loading.

The property provides approximately 4,300 Sq.ft of accommodation overall with an average depth of 78'5" and an average width of 53'. Main loading door: Height 8'1" x 8'4" width. Truss Height: 8'8" - 13' spans - 5 in total.

Refurbishment works include:-

- New fully insulated roof - Asbestos removed.
- New fully insulated external cladding system.
- Full electrical rewire with three phase supply.
- LED lighting throughout.
- New kitchen & toilet facilities.
- Electronic security roller shutter loading door.
- New security doors front and rear.

Rateable Value

Rateable value: £19,000.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£40,850 per annum exclusive.

£9.50/Sq.ft.

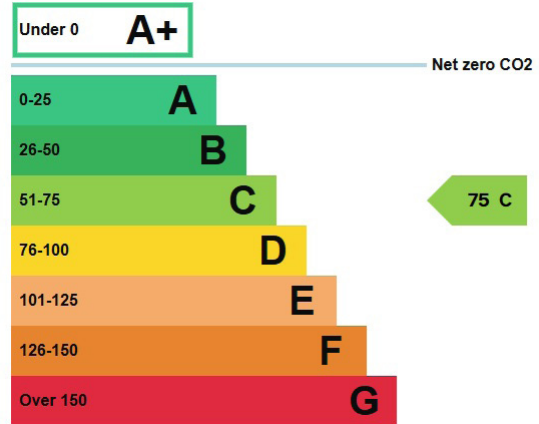
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Repairs

The Tenant will be responsible for all repairs to the property for the duration of the term.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage. Gas to building - not connected.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. APRIL 2026.