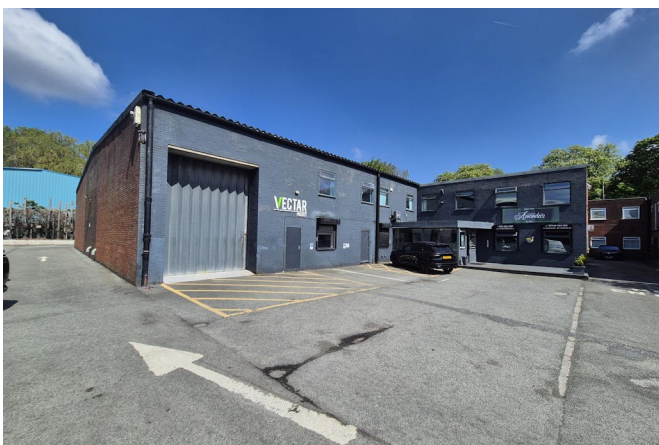


# Stockport

## Studio House, SK4

15,140 sqft Trade Counter/Industrial Unit in a popular location within close proximity to the M60 & East Didsbury Metrolink



## Summary

**Demise** 1 Floor

**Size** 11,500 to 15,140 sq ft (1,068.38 to 1,406.55 sq m)

**Rent** £86,250 - £98,410 per annum

**Rates Payable**

**Viewing** strictly by prior appointment with MBRE

## Summary

<b>Available Size</b>	11,500 to 15,140 sq ft
<b>Rent</b>	£86,250 - £98,410 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Applicable
<b>EPC Rating</b>	Upon enquiry

## Key Features

- Trade Counter/Warehouse Unit
- Extensive Parking
- 2 x Loading Doors
- Three Phase Power
- Secure Barrired Site
- Potential to provide self contained yard

## Description

An self contained 15,140 sq.ft. Trade Counter/Warehouse Unit. The property which can be summarised as follows:

- Steel Frame Construction with Pitched Roof
- Warehouse 5.2m to eaves
- Kitchen, Ladies/Gents Toilet Facilities
- Fitted with two storey internal offices which can be stripped out to create additional warehouse space
- 2 x full height loading door
- Extensive on site parking available
- Potential to create self contained site

## Location

An industrial/warehouse 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

By appointment only via sole agents MBRE

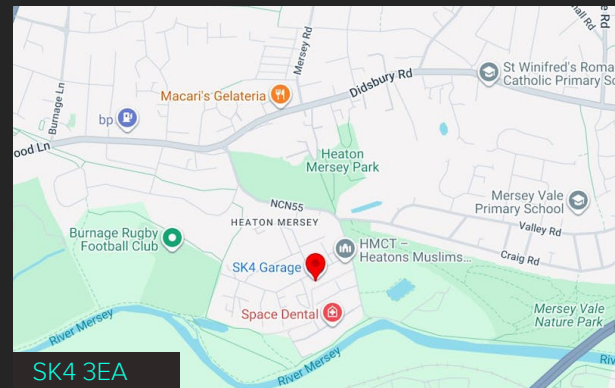
0161 850 1111 mb@mbre.space

## VAT

All figures quoted are exclusive of but maybe subject to VAT

## Rent

From £86,250 per annum



## Viewing & Further Information



**Michael Blackshaw**

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