



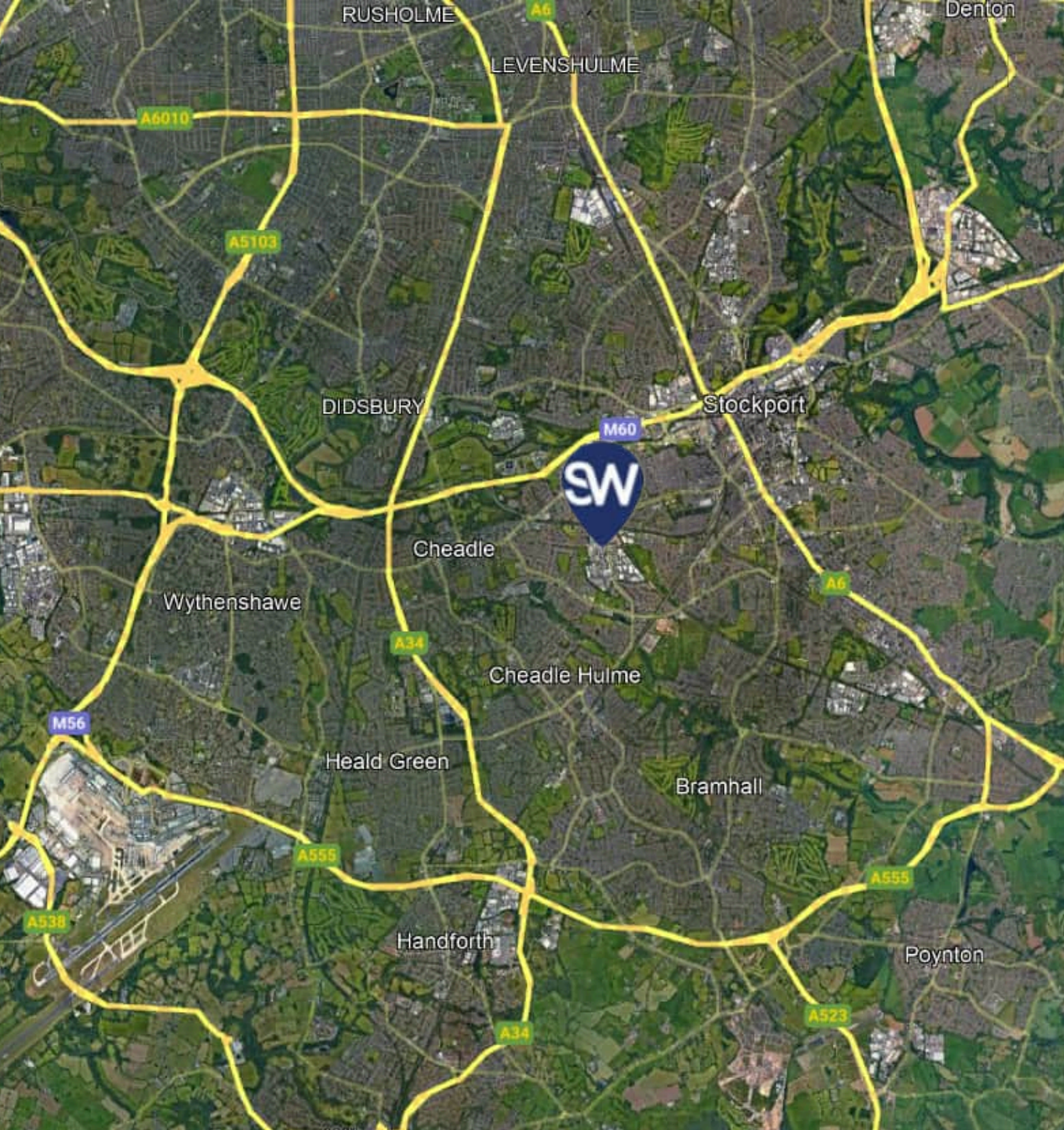
**FOR SALE**

**Industrial / Warehouse with Large Surfaced Yard**

Unit 1 Mackenzie Industrial Estate, Bird Hall Lane, Cheadle Heath SK3 0SB



Sanderson  
Weatherall



## Location

The subject property is situated within a well established industrial area in Cheadle Heath, Stockport forming part of Mackenzie Industrial Estate. The property lies approximately 1.5 miles south-west of Stockport town centre and benefits from good accessibility to the regional road network.

The site is conveniently located near the A6 and is approx. 3 miles from Junction 2 of the M60 motorway, providing efficient links to Manchester city centre (approx. 7 miles to the northwest). The M56 and M62 motorways are also accessible, offering connections to the national motorway network and Manchester airport, which is roughly situated 8 miles to the south-west.

The surrounding area is characterised predominantly by light industrial warehousing and commercial premises. Nearby occupiers include various trade counters, storage and distribution operators, and manufacturing businesses.

Public transport links are also available via Stockport railway station, located 1 mile to the north-east, offering frequent services to Manchester, London and other major destinations.





## Description

The property provides an industrial site used most recently as a builder's merchants by Huws Gray, comprising two buildings with large concrete surfaced yard.

To the north-east of the site is a modern two-storey building of steel portal frame construction providing a mix of trade counter, offices, kitchen, WC facilities and warehouse storage.

To the north of the site is a warehouse of north-light roof construction with eaves height of approx. 3.68m, with a high bay section with dual-pitched truss roof benefitting from an eaves height of approx. 7.62m.

The site is secured with steel palisade fencing to the perimeter with gated access to the front entrance.

## Site Area

We have measured the site area at 0.829 Ha (2.048 Acre) or 1.06 Ha (2.62 Acres) inclusive of the access road

## Accommodation

We have measured the property on a Gross Internal Area (GIA) basis as below:-

Accommodation	Sq M	Sq Ft
Warehouse	1,823	19,622
Trade Counter (Ground)	214.74	2,311
Trade Counter (First)	214.74	2,311
<i>Trade Counter Sub-Total</i>	<i>429.48</i>	<i>4,622</i>
<b>Total</b>	<b>2,252.48</b>	<b>24,244</b>



## EPC

A full copy of the EPC is available upon request.

## Rateable Value

£98,500 (2023 Rating List)

## Tenure

Held Freehold under the following Title Numbers: GM779497; GM650409; GM355719; GM779498 and GM915534.

Title Plans and Registers available upon request. We recommend that interested parties review the Title documents and take their own legal advice to satisfy themselves.

## Guide Price

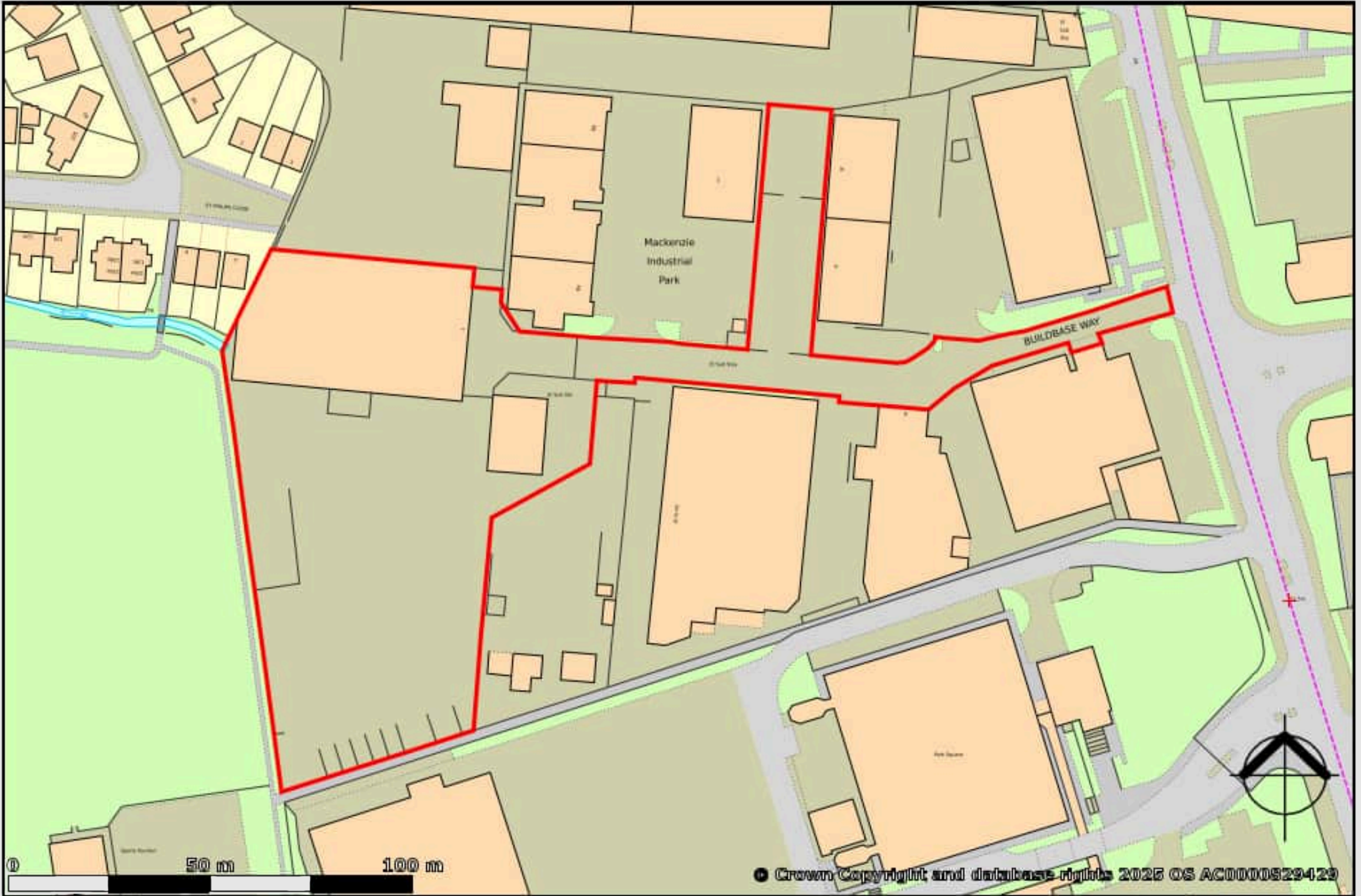
£3,000,000 (plus VAT)

## VAT

VAT is applicable and will be payable in addition to the purchase price at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





# Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

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June 2025

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