

Stockport

Unit 8C, SK7

****FULLY REFURBISHED**** 4640
sqft Trade Counter/Warehouse
Unit



Summary

Demise 1 Floor

Size 4,640 sq ft (431.07 sq m)

Rent £33,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	4,640 sq ft
Rent	£33,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Trade Counter/ Warehouse Unit
- Main Road Frontage
- Recently Refurbished
- 7.3 Apex Height
- Full Height Loading Doors
- Three Phase Electricity and Gas
- Electrically operated Security Roller Shutters
- Within 2 Miles of A6MARR

Description

A 4,640 sq.ft. Trade Counter/Warehouse Unit. The property can be summarised as follows:

Of traditional steel portal frame construction with full height brick elevations all under a profile roof

Comprising warehouse bay, open plan reception/office, mezzanine office/store and toilet/kitchen amenity

Bay 1 - Apex 7.3m Eaves 4.7m

High specification including Alarm and Security Roller Shutters

Full Height & Width loading door - W 3.6m / H 3.6m.

Extensive parking with ability to provide self contained yard.

Prominently located within very well established warehouse/trade cluster

Location

Newby Road Industrial Estate is a popular industrial, distribution & trade location due to it's proximity to Hazel Grove, Bramhall and Stockport. The property is prominently positioned on Newby Road.

- A6 MARR- 2 mile
- M60, Junction 1 - 3.6miles
- Manchester City Centre - 5.5 miles
- Manchester Airport - 7.3 miles
- Stockport Exchange - 3.1 miles

Adjacent occupiers include Music Magpie, Fletcher Stewart, Delta Power and Jewsons

Terms

On a leasehold basis with terms to be agreed.

Accommodation

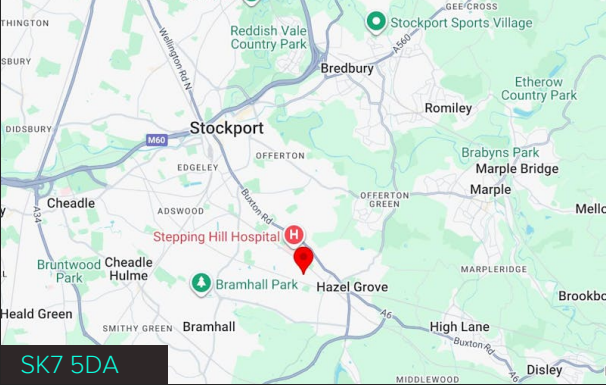
- Bay 2- 3,452 Sq.ft
- Mezzanine- 1,188 Sq.ft
- Overall- 4,640 Sq.ft

Services

All main services available to the property. Electricity, gas, water and drainage.

Rateable Value

For information on rateable value please visit the Valuation Office Agency



Viewing & Further Information



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Rent

Unit C- £33,000 p.a

EPC

Available on request.

VAT

All figures are quoted exclusive of but are subject to VAT.

