



39 Knutsford Rd
Alderley Edge, SK9 7SH

TO LET - Industrial Premises **Suitable for Various Uses**

1,060 sq ft
(98.48 sq m)

- GREAT LOCATION - BETWEEN WILMSLOW & ALDERLEY EDGE
- PARKING INCLUDED
- ROLLER SHUTTER ACCESS
- OPEN PLAN LAYOUT
- SUITABLE FOR VARIETY OF USES

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Summary

Available Size	1,060 sq ft
Rent	£1,050 per month
Business Rates	Occupier may be eligible for 100% small business rates relief
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a steel portal frame industrial unit of regular configuration, providing predominantly open plan accommodation. The unit benefits from roller shutter access, facilitating loading and servicing, together with good internal clearance.

Externally, the property forms part of a larger site with a shared yard area, with 3 dedicated parking spaces allocated to the unit. The layout and specification make it suitable for a range of uses, including storage, light industrial, leisure or trade counter occupiers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,060	98.48	Available
Total	1,060	98.48	

Location

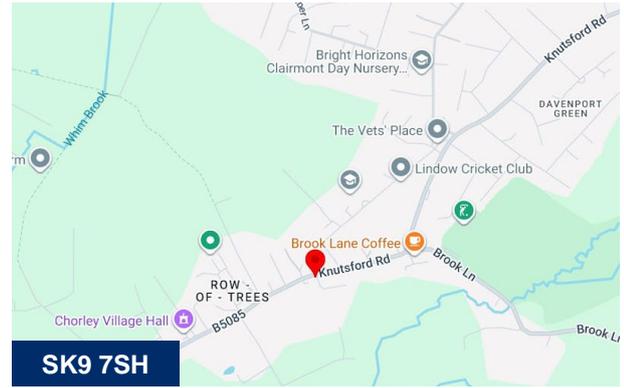
The property occupies a prominent position on Knutsford Road, a short distance from Alderley Edge and Wilmslow. Knutsford Road provides a direct link between the two centres and benefits from strong levels of passing traffic. The location offers convenient access to the wider road network, including the A34, which in turn connects to the M56 and M60 motorways, providing good connectivity across South Manchester and the wider region.

Viewings

Viewings strictly by appointment only with sole agents Hallams Property Consultants.

Terms

The premises are available by way of a new lease for a term of years to be negotiated.



Viewing & Further Information



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