

# Stockport

## 1A Gorsey Brow, SK1

\*\*\*NEW BUILD\*\*\* 2087 sqft  
Trade Counter Warehouse Unit.  
Suitable for traditional trade,  
storage or hybrid occupiers



## Summary

**Demise** 1 Floor

**Size** 2,087 sq ft (193.89 sq m)

**Rent** £27,500 per annum

**Rates Payable**

**Viewing** strictly by prior appointment with MBRE

## Summary

<b>Available Size</b>	2,087 sq ft
<b>Rent</b>	£27,500 per annum
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	Not applicable
<b>EPC Rating</b>	Upon enquiry

## Key Features

- New Build Unit
- Two Storey
- Two Parking Spaces
- Prominently Located
- Suitable for storage/trade or hybrid occupiers
- Three Phase Power
- Within close proximity to town centre and the M60

## Description

An end terrace 2,087 sq.ft. Trade Counter/Warehouse Unit. The property which can be summarised as follows:

- Under Construction New Build Warehouse
- Steel Frame Construction with Pitched Corrugated Steel Roof
- Two Storey with undercroft parking for 2 cars
- Warehouse 2.7m max height
- Kitchen, Ladies/Gents Toilet Facilities
- Full Height Electrically Operated Loading Door 3.36m Width - 2.7m Height
- Opportunity to bespoke fit out subject to separate negotiation

## Location

The property is located on Gorsey Brow just off Upper Brook Street on the fringes of the town centre.

- M60 Motorway: 0.8 miles
- Stockport Train Station: 0.6 miles

The immediate provides a mix of commercial occupiers

## Viewings

Via sole agents MBRE

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## Terms

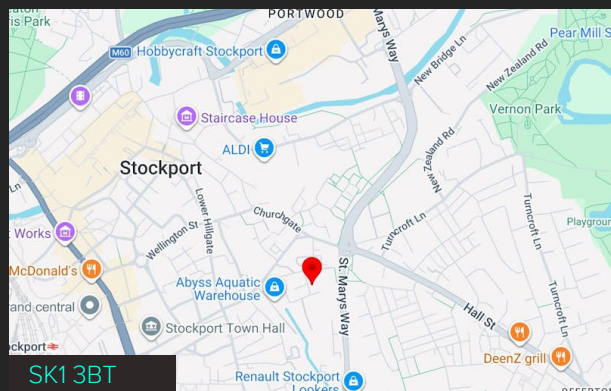
On a leasehold basis with terms to be agreed

## VAT

No VAT payable on the rent

## Rent

£27,500 per annum exclusive



## Viewing & Further Information



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