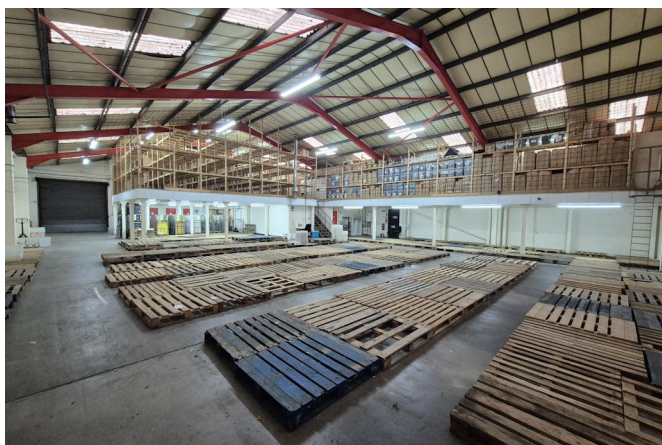


# Hazel Grove Stockport

## Unit 8d, SK7

6881 sqft Trade  
Counter/Warehouse Unit with  
\*\*\*ADDITIONAL MEZZANINE\*\*\*  
of 2716 sqft within established  
Industrial Estate



## Summary

**Demise** 1 Floor

**Size** 6,881 sq ft (639.27 sq m)

**Rent** £58,000 per annum

**Rates Payable** £2.48 per sq ft

**Viewing** strictly by prior appointment with MBRE

## Summary

<b>Available Size</b>	6,881 sq ft
<b>Rent</b>	£58,000 per annum
<b>Rates Payable</b>	£2.48 per sq ft
<b>Rateable Value</b>	£34,250
<b>EPC Rating</b>	Upon enquiry

## Key Features

- Trade Counter/ Warehouse Unit
- 7.3 Apex Height
- Full Height Loading Doors
- LED Bay Lighting
- Three Phase Electricity and Gas
- Within 2 Miles of A6MARR

## Description

A 6,881 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, toilet/kitchen amenity

Additional Mezzanine Storage 2716 sqft

Bay - Apex 7.4m Eaves 4.7m

High specification including LED lighting, Alarm and Security Roller Shutters

Full Height loading doors. W 3.6m / H 3.8m.

Extensive parking

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

Warehouse- 5,819 Sq.ft

Office Amenity - 1,062 Sq.ft

Mezzanine- 2,716 Sq.ft

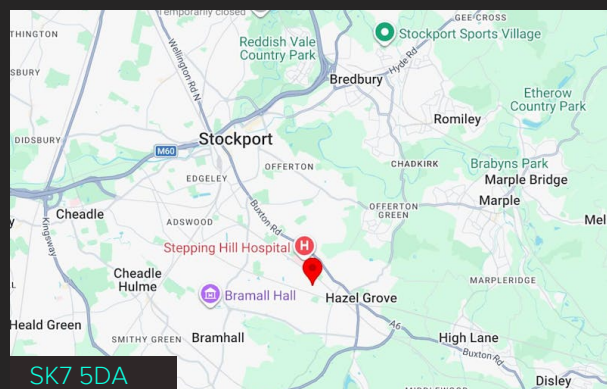
Overall- 9,597 Sq.ft

## Services

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

## Rateable Value

£34,250



## Viewing & Further Information



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**Rent/Price**

£58,000 per annum

**EPC**

Available on request.

**VAT**

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



