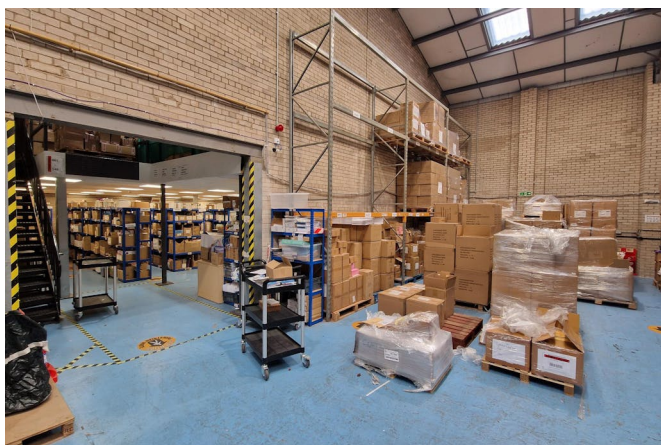


Stockport

Unit 4F, 4G Pepper Road, SK7

Two adjoining Trade Counter/Warehouse Units available separately from 2564 sqft or combined to provide 5640 sqft



Summary

Demise 1 Floor

Size 2,564 to 5,640 sq ft (238.20 to 523.97 sq m)

Rent Rent on application

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

| | |
|----------------|----------------------|
| Available Size | 2,564 to 5,640 sq ft |
| Rent | Rent on application |
| Rateable Value | £36,250 |
| EPC Rating | Upon enquiry |

Description

A 5,640 sq.ft. Trade Counter/Warehouse Unit. The property can be summarised as follows:

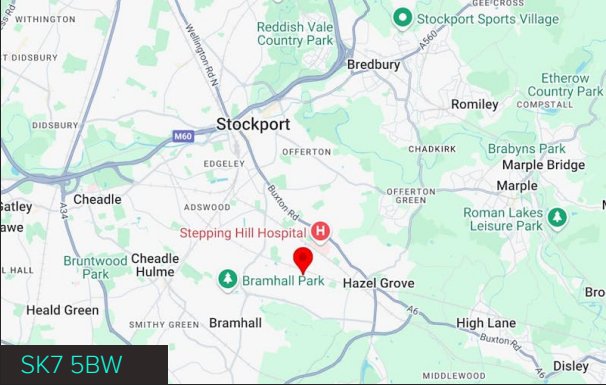
- Traditional steel portal frame construction with full height brick elevations under a new roof
- Comprising two adjoining bays, open plan reception/office, mezzanine office/store and toilet/kitchen amenity
- Apex 8.3m Eaves 6m
- High specification including LED lighting, Alarm and Security Roller Shutters
- Full Height electrically operated loading door. Height 4.9m
- 2436 sqft of Additional Mezzanine Storage
- Extensive parking
- Prominently located within very well established warehouse/trade cluster

Location

Bramhall Moor Technology Park is a popular Office, Techonology, Leisure and Trade location due to it's proximity to Hazel Grove, Bramhall and Stockport. The subject property is extremely well positioned just off Pepper Road

- A6 MARR- 1.8 miles
- M60, Junction 1 - 3.6miles
- Manchester Airport - 7.3 miles
- Stockport Exchange - 3.1 miles

Adjacent occupiers include Adidas, Abbot & Bramwell, Jysk & Solo Containers



Viewing & Further Information



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