

FOR SALE

Workshop and yard

Unit 7 Demmings Road Industrial Estate, Cheadle



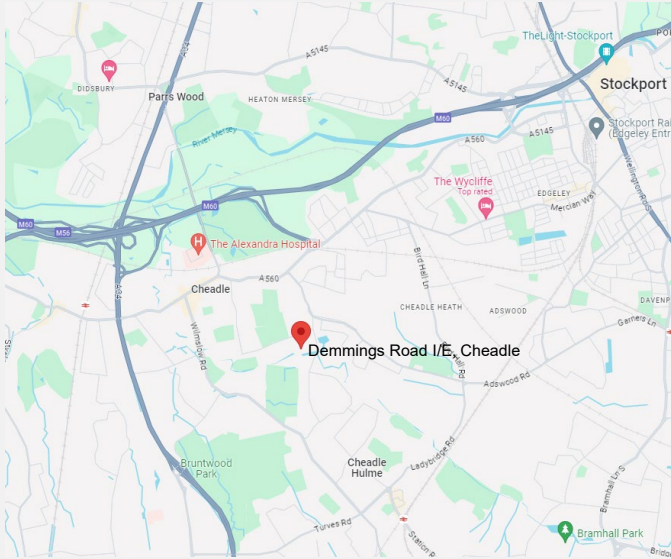
5,775 sq ft (536.50 sq m) on 0.6 acres

- Situated close to Junction 2 of the M60 motorway
- Concrete yard
- Two gated access points
- Suitable for redevelopment
- Offers invited for the Freehold interest

All Enquiries

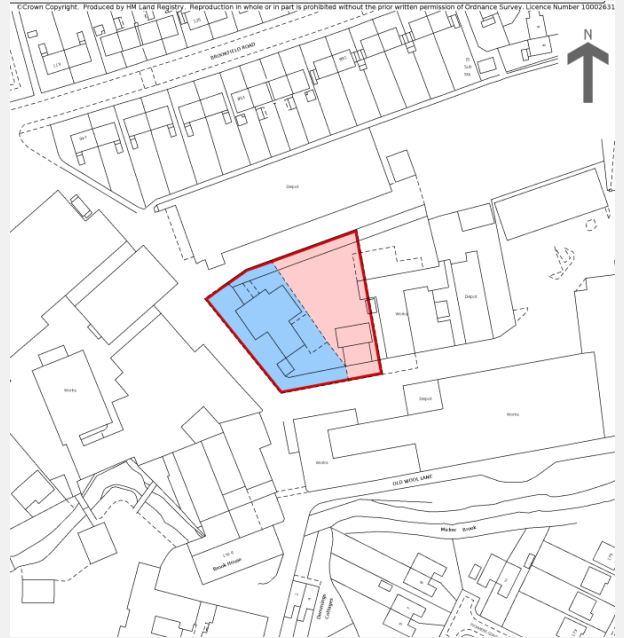
Location

The property is situated in the heart of Demmings Road Industrial Estate, a well-established estate in Cheadle. The estate is located off Brookfield Road and A560 with direct access to Junction 2 of the M60 Orbital motorway.



Tenure

The property is held under the following title:
MAN131347 - freehold



Description

The subject premises comprises a main workshop unit which includes first floor storage and a canopied area, there is also a small garage building on site. It is likely that given the condition of the buildings many occupiers would redevelop the site.

The site itself benefits from a concrete yard and two gated access points.

Accommodation

We have been provided with the floor areas for the gross internal floor areas as follows:

Unit 7 Demmings Road Industrial Estate	Sq m	Sq ft
Ground floor Store	160.80	1,731
Ground floor warehouse	272.40	2,932
First floor internal Storage	32.50	350
Ground floor office	70.80	762
Total	536.50	5,775
Total Site Size	Hectare - 0.25	Acre - 0.628

Source: Valuation office

Services

We understand the property benefits from all mains services however interested parties should rely on their own enquiries.

Further Information

For further information, please contact sole agents Knight Frank LLP



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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Subject to Contract – April 2024

Offers

Offers are invited for the freehold interest with a guide price of £700,000.

EPC

A copy of the EPC is attached.

Energy performance certificate (EPC)

Unit 7 Brookfield Industrial Estate
Brookfield Road
Cheadle
SK8 2PN

Energy rating

C

Valid until: **13 August 2033**

Certificate number: **7027-0888-7332-7903-5783**

Property type

General Industrial and Special Industrial Groups

Total floor area

379 square metres

Rules on letting this property

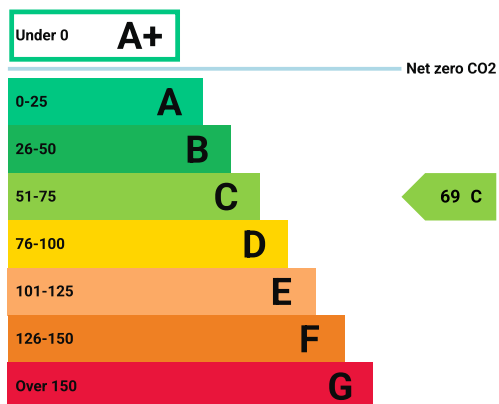
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

52 C

Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year) 13.18

Primary energy use (kWh/m² per year)

141

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0087-5290-3477-8738-8274\)](/energy-certificate/0087-5290-3477-8738-8274).

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Particulars April 2024 . Photographs dated _____

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