

**Unit 4 Station Road
North Reddish
Stockport, SK5 6ND**

To Let

**£59,000 per annum, exclusive
(£7.25 per sq.ft)**



756 sq.m (8,137 sq.ft)

**Mainly single storey, extensively refurbished,
industrial/warehouse property with offices, roller
shutter loading door and car parking**

- Gas fired space heating to the main industrial/warehouse bay
- New UPVC double glazed window units
- Motorised security shutters to the main entrance door
- 3 phase electricity and LED lighting
- Internal redecoration and carpeting to the offices
- Motorised steel roller shutter loading door
- Security alarm and CCTV
- Stockport town centre 10 minutes' drive
- M60/M67 motorway 10 minutes' drive
- Manchester Airport 25/30 minutes' drive
- On-site car parking

Location

The property is located in a very well established industrial area, within 10 minutes' drive of the M60 and M67 motorways. Stockport is a popular and established commercial location with a mainline rail link, motorway connections via junctions 1 and 27 of the M60 motorway and an extensive retail centre, where occupiers include Marks & Spencer Simply Food, Tesco Extra and Primark. Manchester Airport is within 25/30 minutes' drive of the property. (SatNav: SK5 6ND)

Description

A mainly single storey, extensively refurbished, industrial/warehouse property with part UPVC clad, part brickwork and part profiled metal sheet clad elevations and a mainly steel trussed roof with a profiled metal sheet roof covering. The offices benefit from good natural light and new UPVC double glazed window units. The property has benefited from internal redecoration and new floor coverings/painted floors in part.



Ground Floor

678.6 sq.m (7,304 sq.ft) gross internal area, including reception area, office 1, general office area 2, office 3, ladies and gents toilets, showroom area, office area 4, main industrial/warehouse area with access via a motorised steel roller shutter loading door, office area 5 or store area and works toilets.



First Floor

77.4 sq.m (833 sq.ft) gross internal area, providing storage areas and staff area with sink unit, fitted base units and large water heater.



Car Parking

To the side of the property there is a surfaced car parking/loading area, capable of accommodating 6 cars.

Eaves Height

The eaves height to the main bay is 4.42 m (14' 6").



Security

The property is fitted with motorised security shutters over the entrance door and reception window, a security alarm and CCTV system/cameras (details to be confirmed).

Services

Available services include, gas, 3 phase electricity, water and drainage. The property is fitted with gas fired space heaters to the main industrial/warehouse area, electric wall mounted heaters to the offices and LED lighting.

Energy Performance

Energy Performance Asset Rating D-86. EPC available on request.

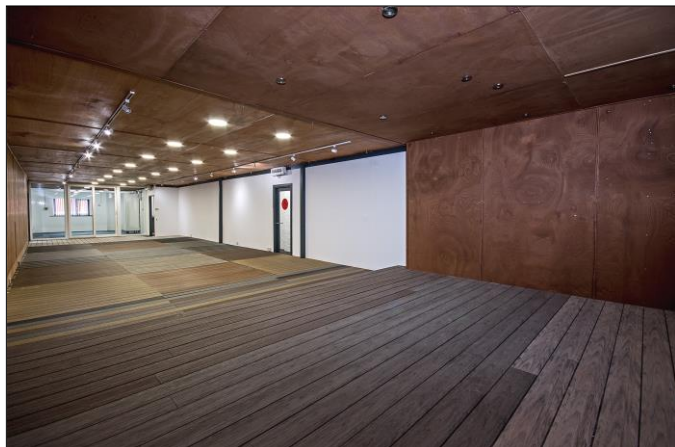
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Rateable Assessment

Rateable Value: £29,000

Business Rates Payable 2024/25: £14,471

(The information should be verified and may be subject to transitional adjustments/supplements/relief).



Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£59,000 per annum, exclusive (£7.25 per sq.ft) plus VAT.



Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

Possession

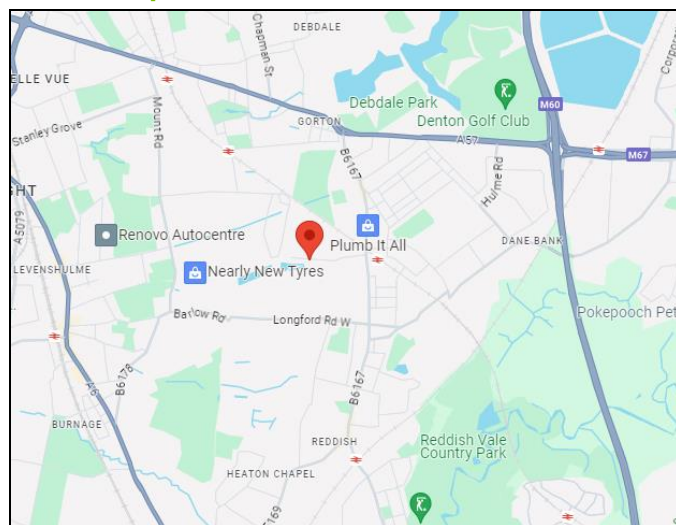
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.



Location Map



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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