



Unit 16

Newby Road Industrial Estate, Stockport, SK7 5DA

*****PART NEW BUILD*** part
fully refurbished
Industrial/Warehouse Unit
available to let or purchase**

24,000 sq ft
(2,229.67 sq m)

- Warehouse/Industrial Unit
- Site Area 0.73 acres
- Undergoing Significant Refurbishment
- Extensive Yard and Parking
- Eaves 4.73m / Apex 7m
- Three Phase Electricity
- Within 0.3 miles of Train Station

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Summary

Available Size	24,000 sq ft
Rent	£175,000.00 per annum
Price	£3,000,000.00
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A Industrial/Warehouse property on a site area of approx 0.73 acres. The property can be summarised as follows:

- Providing a mix of warehouse, open plan office, private office, break out rooms and toilet/kitchen amenity
- Large Self Contained Yard/Loading Bay & Car Park. Full perimeter fenced and gated
- Undergoing significant refurbishment including new roof, LED lighting and full electrical rewire
- A newly constructed storage/office space over 3 storeys with passenger lift
- Steel Portal Framed Warehouse Bay. Eaves Height 4.73m / Apex Height 7m
- Two full height loading doors "In" & "Out". Width 4.93m / Height 4.2m
- Three Phase Electricity
- Within close proximity to new A6MARR and within 0.3 miles of Hazel Grove train station

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 - 1 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 leasehold terms to be agreed or by way of Freehold purchase

Accommodation

Warehouse 12,456 sq.ft

GF & FF Office/Reception Amenity 2,464 sq.ft

New Build Office Store 9,000 sq.ft

Overall 24,000 sq.ft

Services

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

Rateable Value

For information on rates please visit www.voa.gov.uk

Rent

£175,000 p.a.



Viewing & Further Information



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EPC

Available on request.

VAT

All figures are quoted exclusive of but maybe subject to VAT