



Unit 1
Welkin Road
Stockport
SK6 2BH

**4,034
SQ.FT.**



- Warehouse/Storage Unit
- Full Height Loading Doors
- Extensive On Site Parking
- 6.3m Max Height 4.7m Min Height
- Established Commercial Area
- Suitable for a Variety of Uses
- No Estate Charge
- Within 0.6 miles of M60

Location

A high bay warehouse is located on Welkin Road off Stockport Road West in Lower bredbury a short drive from Stockport town centre and the M60 Motorway.

- Stockport: 1 Mile.
- M60 Portwood: 0.6 miles.
- M60 Bredbury: 1.5 Miles.
- Manchester: 8 miles.



Description

A 4,034 sq.ft. Warehouse/Storage Unit. The property can be summarised as follows:

- Comprising warehouse /storage with office & toilet/kitchen amenity
- Double bay Warehouse with full height brick elevations. 6.3m Max Height 4.7m Min Height
- Loading Door. Electrically operated loading door. Width 3.65m / Height 3.5m.
- Extensive parking available on Welkin Road
- Located within very well established commercial area
- Three Phase Electricity and Gas Supply

Accommodation

Overall 4,034 sq.ft

Services

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

Rateable Value

£23,250

Rent

£26,000p.a.

EPC

Available on request.



Terms

On a leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111
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