



Unit 1
Wyvern Avenue
Stockport
SK5 7DD

4378
SQFT



- Modern Trade/Warehouse Unit
- Full Height Loading Doors
- 20 ft Eaves
- 7 Car Parking Spaces
- Trade/Distribution Hub
- Within 1.3 Miles of J27 M60

Location

Sovereign Business Park is a modern development of three trade/warehouse units providing accommodation suitable for trade and distribution use. The subject property is detached benefiting from extensive parking and high specification office space

J27 M60- 1.7 miles

Manchester City Centre - 5.5 miles

Manchester Airport - 8 miles

Stockport Exchange - 2 miles

Key Local Occupiers include Screwfix, Howdens, Jewsons, Wickes and Booles Tools



Description

A modern trade/ warehouse unit built approximately 15 years ago of steel frame construction with half brick half clad elevations. The property provides an overall floor area of 4378 sq.ft. sub-divided into office reception, office store, comms room, 2x works office, gents/ladies/disabled toilets, kitchen, break out room, store and warehouse bay.

The warehouse bay benefits from sodium bay lighting, full height electrically operated loading door and 20ft eaves & 25ft apex.

The property is DDA compliant providing disabled parking, ramped access to the reception/entrance and disabled toilet facilities.

Rateable Value

We understand the Rateable Value to be £23,500.
For confirmation please visit www.voa.gov.uk

EPC Rating

Available on request.

Terms

On a leasehold basis with terms to be agreed

Viewings

For viewings please contact MBRE 0161 850 1111
mb@mbre.space

Rent

Rent on application.

VAT

All figures are quoted exclusive of but maybe subject to
Value Added Taxation.

Misrepresentation Act

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