

MBRE

**WAREHOUSE
TO LET**



Unit 6

Malbern Industrial Estate
Greg Street
SK5 7BX

**11,500
SQ.FT.**



- Warehouse /Industrial Unit
- Full Height Loading Doors
- On Site Parking
- Eaves 5.4m / Apex 7.9m
- Within Trade & Warehouse Cluster
- Prominently Located
- LED Bay Lighting
- Within 1.7 miles of M60

Location

A Warehouse/Industrial unit prominently located with direct visibility from Greg Street.

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 11,500 sq.ft. Trade Counter Warehouse Unit. The property can be summarised as follows:

- Providing a mix of warehouse, office and toilet/kitchen amenity
- Of traditional construction with part brick part clad elevations all under a pitched roof
- Steel Portal Framed Warehouse Bay. Max Eaves Height 5.4m / Apex Height 7.9m
- Electrically operated main bay loading door. Width 3.9m / Height 4.9m.
- Up to 7 car parking spaces available
- Prominently located within very well established warehouse/trade counter cluster
- Three Phase Electricity, LED bay lighting

Accommodation

Main Warehouse	10,982 sq.ft
Office/Kitchen Amenity	518 sq.ft
Overall	11,500sq.ft

Services

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

Rateable Value

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

Rent

£75,000 p.a.

EPC

Available on request.



Terms

On leasehold terms to be agreed

VAT

Quoting rents are not subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111
Michael Blackshaw mb@mbre.space 07792201467

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