



Unit C8
The Embankment
Stockport
SK4 3GL

**3500
SQ.FT.**



- Trade Counter/Warehouse Unit
- Eaves 5.5m
- Full Height Loading Door
- Extensive Parking
- Office/Kitchen Amenity
- Bay Lighting
- Three Phase Electricity
- Within 1.7 miles of M60 & M56

Location

The Embankment office scheme is located on the Heaton Mersey Industrial Estate within very close proximity to the regions key motorway networks and public transport routes.

J1 M60 - 1.8 miles

J1 M56 - 1.7 miles

East Didsbury Metrolink - 0.8 miles

Manchester City Centre - 6 miles

Manchester Airport - 5 miles

Key local occupiers include Edina, Network Rail, Cullen Wealth



Description

3500 sqft Trade Counter Warehouse Unit. The property can be summarised as follows:

- Providing a mix of warehouse, office, toilet and kitchen amenity
- Of traditional construction with part block and part clad elevations all under a monopitched roof
- Steel Portal Framed Warehouse Bay. Eaves Height 5.5m
- Full Height loading door
- 5 allocated car parking spaces. Additional parking available fronting loading bay
- Well established commercial location providing a mix of office, technology, distribution occupiers
- Within very close proximity to the Metrolink, M60 & M56

Accommodation

Warehouse	3020 sq.ft
Office	480 sq.ft
Overall	3500 sq.ft

Services

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

Rateable Value

For information on rateable value please visit www.voa.gov.uk

Rent

Rent on application

EPC

Certificate available on request



Terms

On a leasehold basis with terms to be agreed

VAT

All rents and service charges are not subject to VAT

Viewing

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

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