



Unit 8
Vaughan Road
Stockport
SK4 2PQ

**1990
SQ.FT.**



- Trade Counter/Warehouse Unit
- Eaves 4.7m / Apex 6.4m
- Loading Width 2.9m/Height 3.9m
- Main Road Frontage
- Additional 818 sqft Office Storage
- LED Lighting
- Three Phase Electricity
- Within 1 mile of the M60

Location

A warehouse located just off Vaughan Road with direct frontage onto Heaton Road. The unit is also visible from Wellington Road North

M60, Junction 1 - 0.9 miles

Manchester City Centre - 8 miles

Manchester Airport - 8 miles

Stockport Exchange - 1 mile

Adjacent occupiers include Boots, Topps Tiles and Ford



Description

1990 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 pitched roof
- Additional 818 sqft Mezzanine/Office Storage
- Steel Portal Framed Warehouse Bay. Max Eaves Height 4.9m / Apex Height 6.4m
- Full Height loading door. Width 2.9m / Height 3.9m
- 3 allocated car parking spaces. Additional parking available fronting loading bay
- Prominently located with direct frontage onto Heaton Road
- Within very close proximity to the Stockport Town Centre and the M60

Accommodation

Warehouse	1990 sq.ft
Office	818 sq.ft
Overall	2808 sq.ft

Services

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

Rateable Value

£13,750

Rent

£22,000 p.a.

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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