



## Unit 5

The Gate Centre  
Bredbury  
SK6 2SN

**920  
SQ.FT**



- Trade Counter / Warehouse Unit
- 4.2m Min Height - 5.4m Max Height
- Full Height Loading Door
- Three Phase Electricity
- 2 Allocated Car Parking Spaces
- Rates free for Qualifying Occupiers
- Gated and Fenced Site
- Within 0.6 miles of M60

## Location

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A Trade Counter/Warehouse unit prominently located on Whitefield Road Bredbury within 0.6 miles of Junction 25 of the M60

J25 M60 - 0.6 miles

Manchester City Centre- 6 miles

Manchester Airport - 9 miles

Stockport Railway - 1.5 miles

Local Occupiers include Allied Bakeries, Robinsons, Rogers Foods, Janome, Screwfix, Toolstation, Northgate



## Description

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A single storey 920 sq.ft. end terrace Warehouse Unit. The property which can be summarised as follows:

- Steel Frame Construction with Half Brick & Half Clad Elevations under Pitched Corrugated Steel Roof
- Largely open plan ground floor warehouse
- On a fully fenced, gated and secure site providing parking, loading and circulation space
- Warehouse Monopitch Roof with a minimum height of 4.2m with a maximum height of 5.4m.
- Full height loading door. Manual Width 3m Height 3.4m
- Three Phase Electricity & Gas

## Accommodation

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Warehouse

920 sq.ft.

## Terms

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On a leasehold basis to be agreed

## Services

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

## VAT

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All figures are quoted exclusive of but maybe subject to VAT

## Rateable Value

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£8,100

## Viewing

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Contact Sole Agents MBRE - 0161 850 1111

Michael Blackshaw mb@mbre.space 07792201467

## Rent

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£16,000 p.a.

## EPC

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Available on request.

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