



Unit 2
Hammond Court
Stockport
SK4 1PQ

**5,455
SQ.FT.**



- Trade Counter/Warehouse Unit
- Full Height Loading Doors
- Extensive On Site Parking
- Eaves 6.1m / Apex 7.9m
- Within Trade & Warehouse Cluster
- Prominently Located
- Three Phase Electricity
- Within 0.4 miles of M67

Location

A modern high bay trade counter/warehouse located in a Trade Cluster just off Haigh Avenue on Whitehill Ind Estate.

J27 M60- 1.7 miles

Manchester City Centre - 5.5 miles

Manchester Airport - 8 miles

Stockport Exchange - 2 miles

Occupied directly adjacent to Howdens. Other key Local Occupiers include Screwfix, Jewsons, Wickes and Booles Tools



Description

A 5,455 sq.ft. Trade Counter Warehouse Unit. The property can be summarised as follows:

- Comprising high bay warehouse, open plan reception/office, mezanine office/store and toilet/kitchen amenity
- Of traditional construction with part block part clad elevations all under a pitched roof
- Steel Portal Framed Warehouse Bay with LED bay lights. Max Eaves Height 6.1m / Apex Height 7.9m
- Electrically operated main bay loading door. Width 3.6m
- 4 allocated parking spaces. Yard circulation area to the gable end of the unit
- Prominently located within very well established warehouse/trade counter cluster
- Potential for warehouse racking, fork lift and 7 tonne weigh bridge to be all included within sale or lease

Accommodation

Ground	3,492 sq.ft
Trade Counter/Office	1,019 sq.ft
Mez office Store	944 sq.ft
Overall	5,455 sq.ft

Services

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

Rateable Value

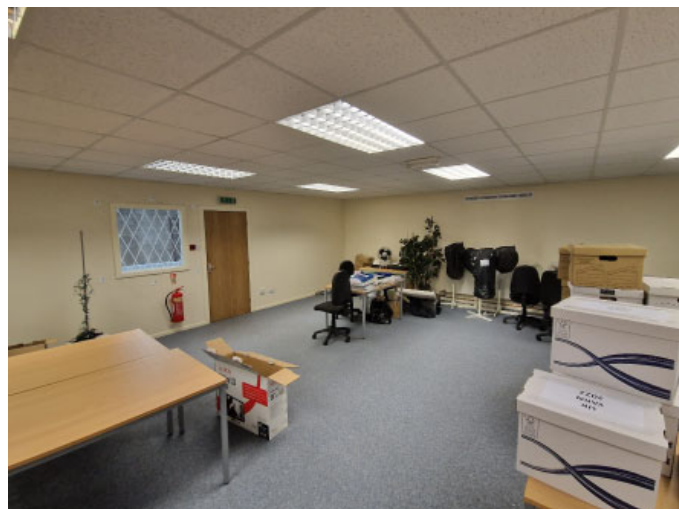
£26,500

Rent

Leasehold £60,000 per annum
Freehold £625,000 subject to contract

EPC

Available on request.



Terms

On leasehold terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

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

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. February 2024.