MBRE

WAREHOUSE TO LET



Unit B
Herrod Avenue
Stockport
SK4 1QH

2,000 SQ.FT



- Trade Counter / Warehouse Unit
- 3.84m Eaves 5.3m Apex
- Rates Exempt
- Full Height Loading Door
- Three Phase Electricity
- Trade/Showroom Fit Out
- Located within Trade Cluster
- Within 1 mile of M60

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Location

Unit B is a recently refurbished trade/warehouse located in a Trade Cluster just off Haigh Avenue on Whitehill Ind Estate.

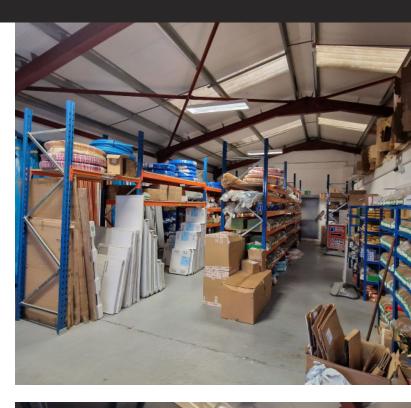
J27 M60- 1.7 miles

Manchester City Centre - 5.5 miles

Manchester Airport - 8 miles

Stockport Exchange - 2 miles

Key Local Occupiers include Screwfix, Howdens, Jewsons, Wickes and Booles Tools







Description

A 2000 sq.ft. Trade Counter/Warehouse Unit. The property which can be summarised as follows:

- · Steel Frame Construction with full height Clad Elevations under Pitched Corrugated Steel Roof
- Warehouse Bay 3.84m to eaves / 5.3m apex
- · Sub-divided into warehouse, trade counter/showroom, open plan office, kitchen and toilets
- Full height electrically operated loading door Width 3.4m Height 3m
- Three Phase Electricity. Electrical Central Heating
- · Steel security gates, drop bollards, security alarm
- · Large front yard/parking area. Suitable for parking circulating and loading



Accommodation

Warehouse Office/Amenity Overall 1,370 sq.ft 630 sq.ft 2,000 sq.ft

Services

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



£10,000

Rent

£25,000 p.a.

EPC

Available on request.

Terms

On a leasehold basis 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

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