

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

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

Services

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

Rateable Value

£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
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