



Caroline House

High Street
Stalybridge
SK15 1SE

**8,000
SQ.FT.**



- Trade Counter/Warehouse Unit
- Main Road Frontage
- Extensive On Site Parking
- Max Height 6.1m
- High Spec Office/Meeting Rooms
- 2 Loading Doors
- Three Phase Electricity & Gas
- Within 4 miles of M67

Location

A prominent trade counter/warehouse with direct frontage onto Albert Square and Caroline Street within very close proximity to Stalybridge town centre

The property is a short drive to Ashton-under-Lyne and the M60 and M67 motorways.

- M60: 3 miles.
- M67: 4 miles.



Description

A 8,000 sq.ft. Trade Counter Warehouse/Workshop Unit. The property can be summarised as follows:

- Comprising workshop/warehouse, open plan reception/office, mezzanine office/store and toilet/kitchen amenity
- Of traditional construction with part block part clad elevations all under a part monopitched & part flat roof
- Steel Framed Workshop bay with strip lights. Max Eaves Height 6.1m. Two full height loading doors Width 3.6m
- High specification open plan office, private office areas, meeting rooms and boardrooms
- Additional Mezzanine storage 658 sqft and 432 sqft of restricted height mezzanine storage
- 9 allocated parking spaces
- Prominently located within very well established warehouse/trade cluster

Accommodation

Warehouse	4,886 sq.ft
Office Amenity	1,500 sq.ft
First Floor Office	1,614 sq.ft
Overall	8,000 sq.ft

Services

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

Rateable Value

£32,000

Rent

£34,000 p.a.

EPC

D - 81



Terms

On leasehold terms to be agreed

VAT

All figures are quoted exclusive of but are subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111
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