



## Unit 6

Vernon Industrial Estate, Stockport, SK1 2NQ

**\*\*\*LOW COST\*\*\* 1001 sqft**  
**Workshop/storage unit**  
**located on Vernon Industrial**  
**Estate just off Newbridge**  
**Lane.**

**1,001 sq ft**  
(93 sq m)

- Self Contained Workshop Unit
- Three Phase
- 3.6m Max Height
- Loading Door - 3.1m Height  
2.7m
- 2 Car Parking spaces within  
secure yard
- Within 0.2 miles of the M60
- Rates free to Qualifying  
Occupiers

# Unit 6, Vernon Industrial Estate, Stockport, SK1 2NQ

## Summary

<b>Available Size</b>	1,001 sq ft
<b>Rent</b>	£12,000.00 per annum
<b>Rateable Value</b>	£4,200
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Description

A single storey 1001 sq.ft. workshop/warehouse Unit. The property which can be summarised as follows:

- Of Traditional Construction with full height block elevations under a mono pitched roof
- Largely open plan ground floor warehouse
- On a fully fenced, gated and secure site providing 2 parking spaces
- Warehouse Monopitch Roof with a minimum height of 3m with a maximum height of 3.6m.
- Full height loading door. Manual Width 3.1m Height 2.7m
- Three Phase Electricity

## Location

A trade counter/warehouse located within 0.2 miles of Junction 1 of the M60 in Stockport and is surrounded by numerous key trade, retail and leisure occupiers.

J1 M60 - 0.2 miles

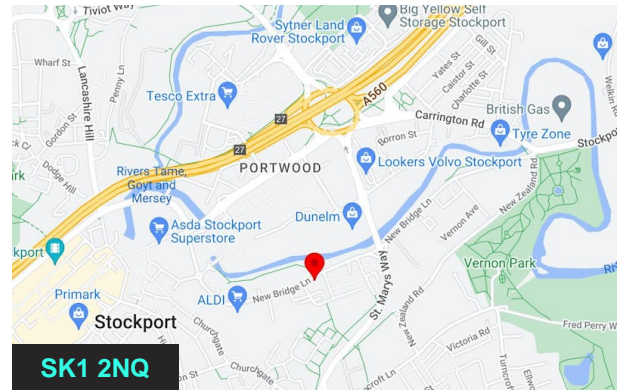
Manchester City Centre - 6 miles

Manchester Airport - 8 miles

Stockport Train Station - 0.6 miles

Peel Centre - 0.1 miles

Key local occupiers include Aldi, Matalan, Gala, & Asda



## Viewing & Further Information



**Michael Blackshaw**

0161 850 1111 | 07792201467

mb@mbre.space