



Sherlock House

Old Road
Stockport
SK4 1TD

**7,221
SQ.FT.**

- Industrial/Warehouse Unit
- Extensive Self Contained Yard
- Max Height 3.4m
- Full Height Loading Door
- Three Phase Electricity & Gas
- Gated & Fenced
- Low Rateable Value
- Within 0.8 miles of J27 of M60

Location

Industrial/Workshop unit located on Old Road just off Lancashire Hill within very close proximity to the town centre and the M60

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

M60: 0.8 miles

Stockport Interchange: 0.9 miles

Stockport Train Station: 1.1 miles



Description

A 7,221 sq.ft. Industrial/Workshop Unit. The property can be summarised as follows:

- Comprising Industrial/ Workshop with reception/office with toilet/kitchen amenity and mezzanine office/store
- Of traditional construction with full height brick elevations all under a pitched roof
- Steel Truss Frame with strip lights. Max Eaves Height 3.4m. Full height loading doors Width 2.77 m Height 3m
- Extensive Self Contained gated and fenced yard extending to 5,130 sq.ft.
- Prominently located within very well established Industrial/warehouse cluster
- Low Rateable Value
- Within 0.8 miles of Junction 27 of the M60

Accommodation

Warehouse	4,500 sq.ft
Office Mez	680 sq.ft
Mez	1,614 sq.ft
Overall	7,221 sq.ft

Services

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

Rateable Value

£19,750

Rent

£40,000 p.a.

EPC

Available on request



Terms

On leasehold basis with 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. May 2024.