MBRE

INDUSTRIAL TO LET



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

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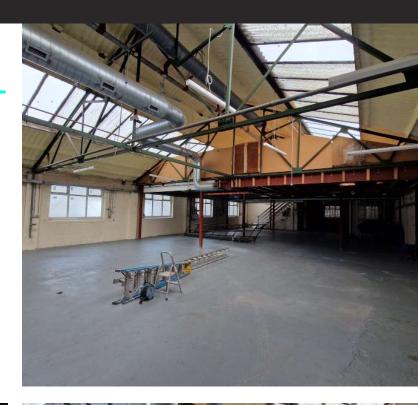
Location

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

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