



## Unit 2

Greg Street Ind. Centre  
Greg Street  
SK5 7BS

**3,288  
SQ.FT.**



- Warehouse /Industrial Unit
- Full Height Loading Doors
- Extensive Parking Spaces
- Eaves 5.3m / Apex 6.9m
- Within Trade & Warehouse Cluster
- Low Rateable Value
- LED Bay Lighting
- Within 1.7 miles of M60

## Location

---

A trade counter warehouse unit prominently located with visibility from Greg Street.

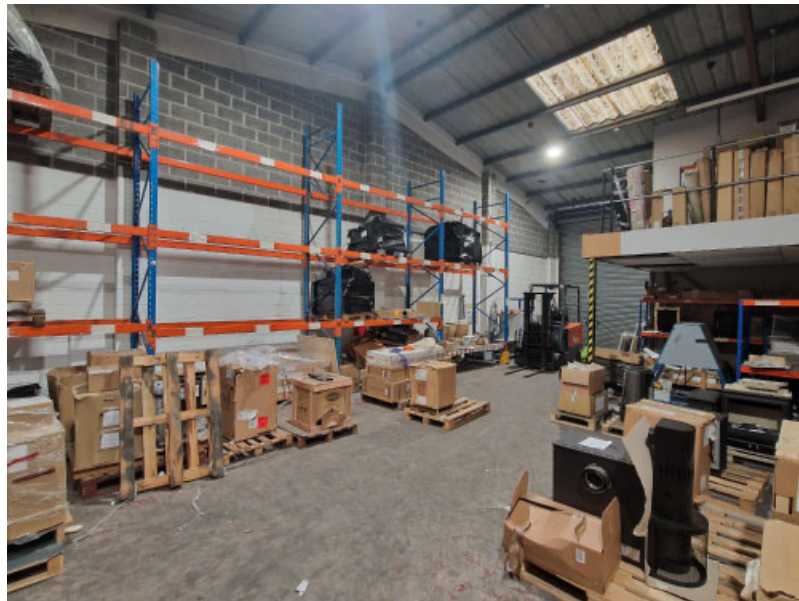
J27 M60- 1.7 miles

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 3,288 sq.ft. Trade Counter Warehouse Unit. The property can be summarised as follows:

- Providing a mix of warehouse, store, office and toilet/kitchen amenity
- Of traditional construction with part brick part clad elevations all under a pitched roof
- Steel Portal Framed Warehouse Bay. Max Eaves Height 5.3m / Apex Height 6.9m
- Full height main bay loading door. Width 4m / Height 4.5m.
- Up to 8 car parking spaces available
- Prominently located within very well established warehouse/trade counter cluster
- Three Phase Electricity, LED bay lighting, Security Roller shutters, Alarm, security drop bollards

## Accommodation

Main Warehouse	2,493 sq.ft
First Floor Office/mezz storage	795 sq.ft
<b>Overall</b>	<b>3,288 sq.ft</b>

## Services

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

## Rateable Value

£15,000

## Rent

£30,000 p.a.

## EPC

Available on request.



## Terms

On leasehold terms to be agreed

## VAT

Quoting rents are exclusive of by 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. June 2024