

**MBRE**

STORAGE/WAREHOUSE

**TO LET**



**Unit 4**  
Welkin Road  
Stockport  
SK6 2BH

**1,756  
SQ.FT.**



- Warehouse/Storage Unit
- Full Height Loading Doors
- Extensive On Site Parking
- 6.6m Max Height 3.5 Min Height
- Established Commercial Area
- Rates Free
- No Estate Charge
- Within 0.6 miles of M60

## Location

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A trade counter warehouse is located on Welkin Road off Stockport Road West in Lower bredbury a short drive from Stockport town centre and the M60 Motorway.

- Stockport: 1 Mile.
- M60 Portwood: 0.6 miles.
- M60 Bredbury: 1.5 Miles.
- Manchester: 8 miles.



## Description

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A 1756 sq.ft. Warehouse/Storage Unit. The property can be summarised as follows:

- Comprising warehouse /storage with office & toilet amenity
- Single storey warehouse of traditional construction with steel fram and full height brick evations
- Warehouse bay 6.6m Max Height 3.5m Min Height
- Full Height manual loading door. Width 2.83m / Height 3.24m.
- Extensive parking available on Welkin Road
- Located within very well established commercial area
- Rates free to qualifying occupiers

## Accommodation

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Overall 1,756 sq.ft

## Services

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

## Rateable Value

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£10,750

## Rent

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£16,000 p.a.

## EPC

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Available on request.



## Terms

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On a leasehold basis with terms to be agreed

## VAT

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All figures are quoted exclusive of but maybe subject to VAT

## Viewing

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Contact Sole Agents MBRE - 0161 850 1111  
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