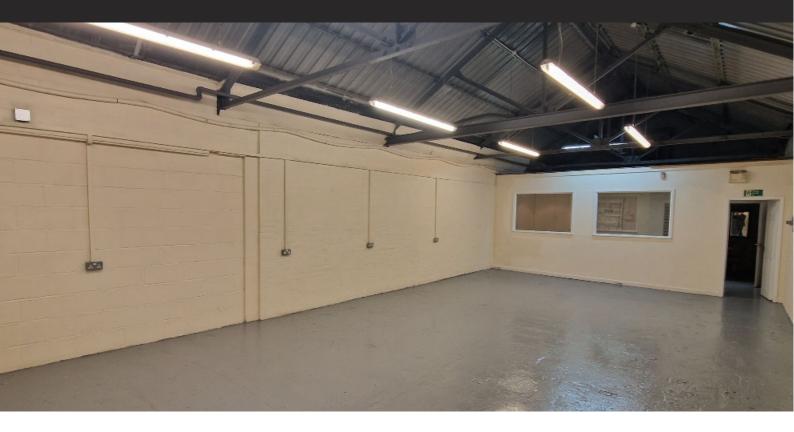
MBRE

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

MBRE

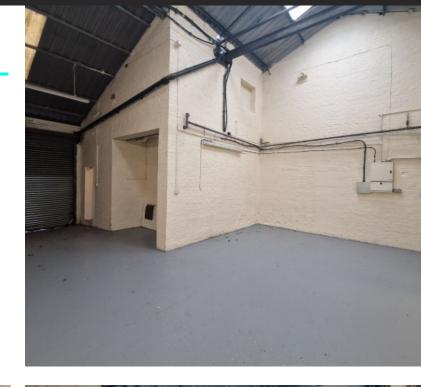
Location

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

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

Overall

1,756 sq.ft

Services

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

Rateable Value

£10.750

Rent

£16,000 p.a.

EPC

Available on request.



Terms

On a 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

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