



45-51
Islington Road
Great Moor
Stockport, SK2 7JH

0.135 ACRE
1,235 SQ.FT



- Fully refurbished light industrial workshop
- Secure gated access with on site parking
- Refurbished unit - new roof/Velux/shutters
- Main electric roller shutter - 8'9" (w) x 10' (h)
- Built in office with carpets/viewing window
- 3 Phase electric, gas, new boiler with rads
- LED Lights, Alarm system, Security lights
- 0.135 Acre/5,900 Sq.ft warehouse and land

Location

The property is located in the heart of Great Moor close to Buxton Road and accessed from Islington Road off Norwood Road.

- Stockport: 2 miles.
- M60: 3 miles.
- Hazel Grove: 1.5 miles.



Description/Accommodation

The property includes both a fully refurbished single storey light industrial workshop premises and adjoining land which may be suitable for redevelopment subject to planning. The property has been subject to new roof, Velux roof windows, new external commercial grade guttering and down-pipes, external security shutters, new brickwork and re-pointing, external power and water provision, internal redecoration including installation of a carpeted office with viewing window, external security lighting, new alarm system and new boiler with radiators.

External land: 0.135 Acres/5,900 Sq.ft - Cleared site. May be suitable for storage or redevelopment.

Industrial workshop: 1,235 Sq.ft:

Main bay: 21'10" width x 32' depth with main roller shutter access - 8'9" (w) x 10' (h).

Middle bay: 18'0" width x 20' depth.

Office: 18'0 width x 10'3" depth with rear door access.

External front car park for up to 8 cars double parked.

Main gate provides 15' access and is suitable for upgrade to fully automatic electric system.

Rateable Value

Rateable value: £8,500.

Small Business Rates Multiplier 2023/24: 49.9p.

100% Small Business Rates Relief available.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

Available on a new Lease for a minimum 3 year term.

Rent

£24,000 pax - Workshop & Land.

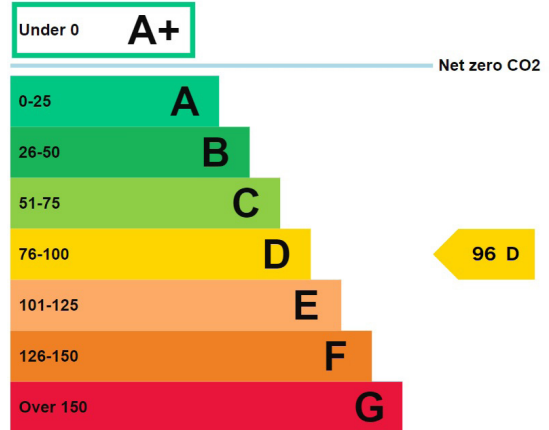
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Conditions

Subject to Contract.

EPC Rating



Utilities

Mains services are available including gas, 3 phase electricity, water and drainage.

Planning

Buyers to make their own planning enquiries. Vendor will not agree a subject to planning sale.

Legal Costs

The prospective Tenant will be responsible for Landlord legal costs associated with the new Lease.

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. MARCH 2024.