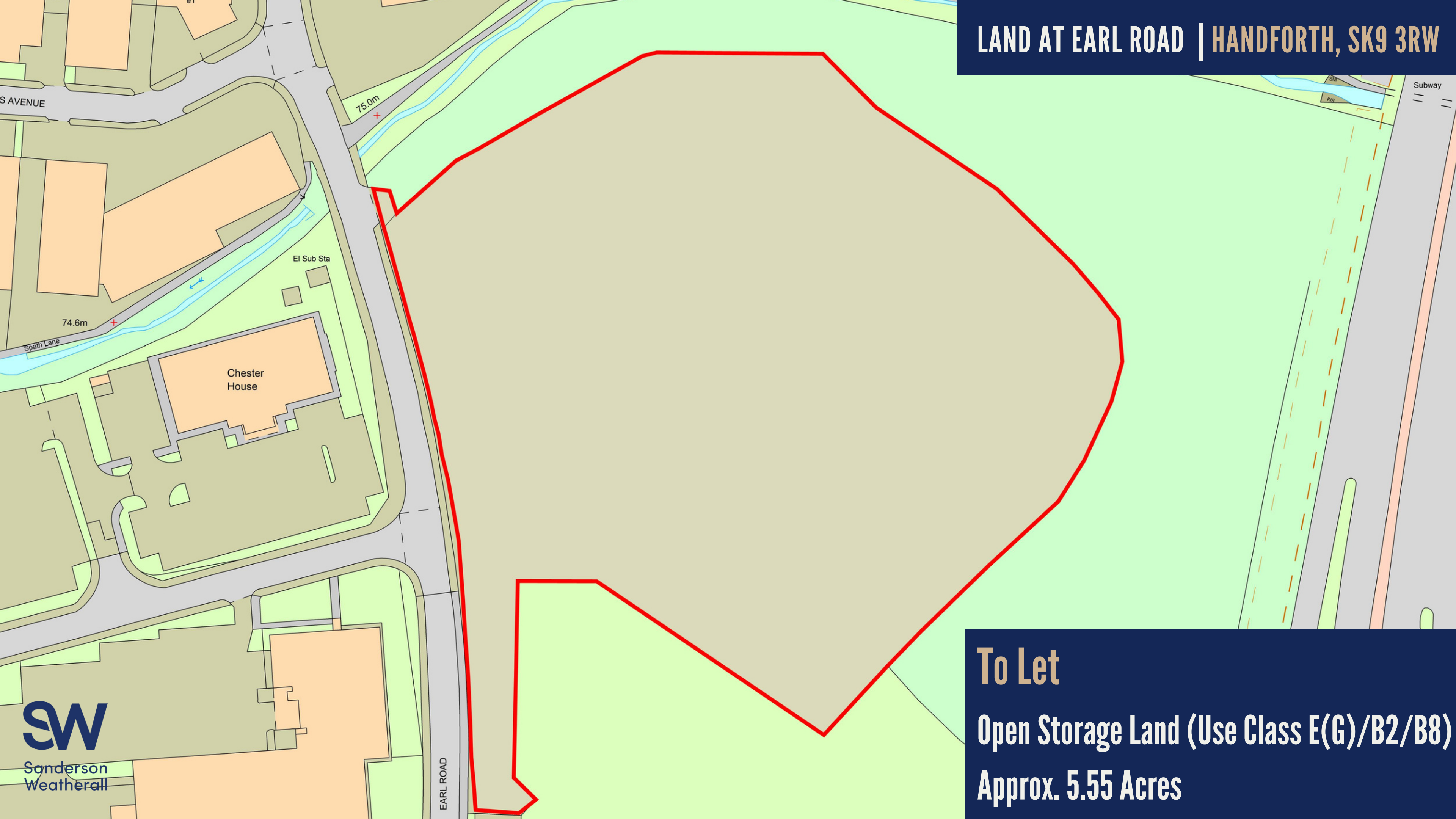


**LAND AT EARL ROAD | HANDFORTH, SK9 3RW**



**To Let**  
**Open Storage Land (Use Class E(G)/B2/B8)**  
**Approx. 5.55 Acres**



## Description

The subject site comprises land considered suitable for various open storage requirements (subject to planning), extending to approximately 5.55 acres.

Access to the site is off Earl Road to the north-west of the site.

Overall the site is fairly level in topography. The site has been vacant for a number of years and will require an element of clearance by the ingoing tenant.

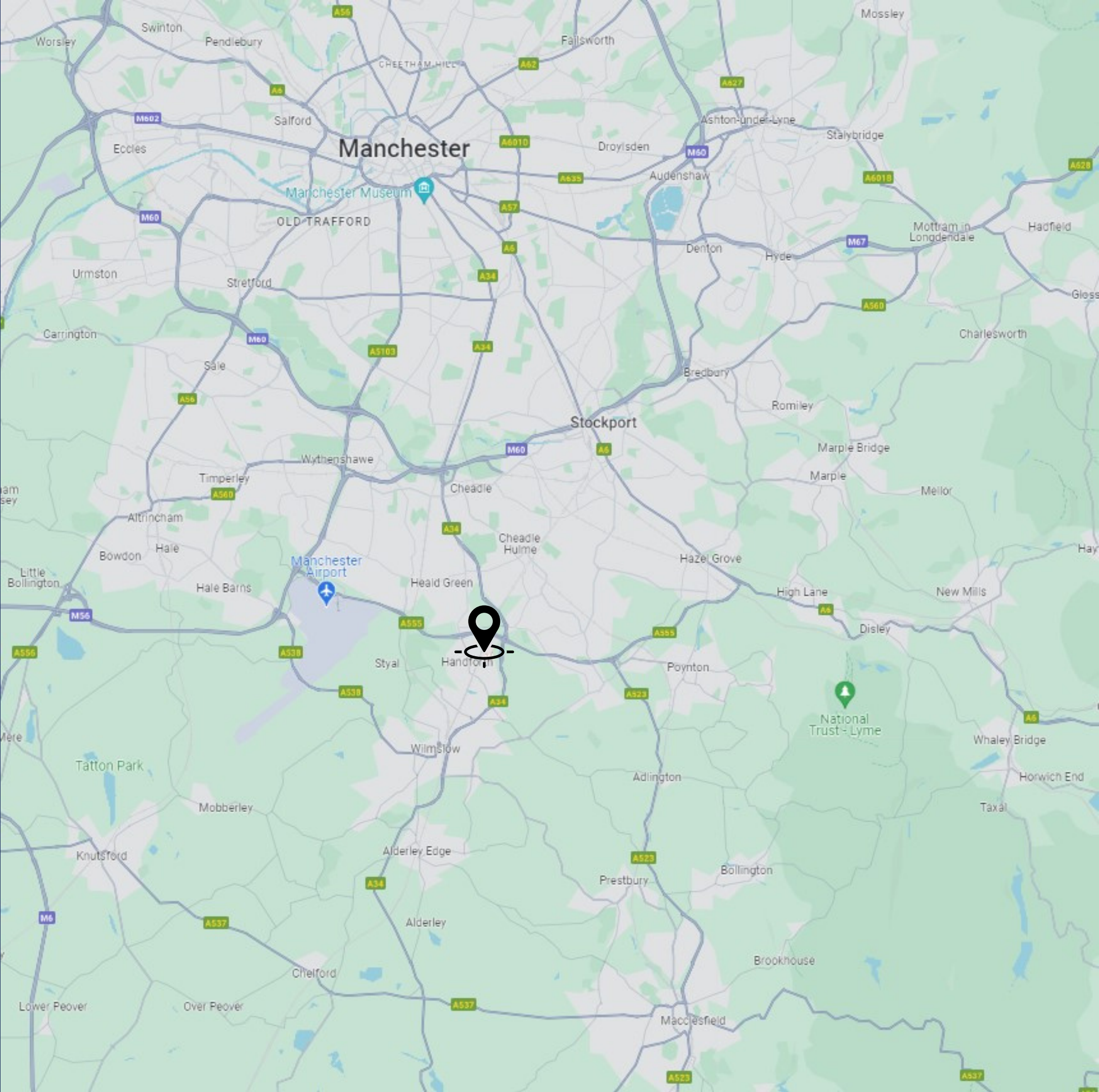
We are unaware of any services connected to the site. Anything required would be at the cost of the ingoing tenant.

## Location

The subject site is situated in Handforth, Cheshire. The property lies approximately 8 miles south of Manchester city centre, 4 miles south west of Stockport and 2 miles to the north of Wilmslow.

The property has excellent transport connections located approx. 3 miles from Junction 3 of the M60 motorway. Manchester Airport is located approximately 4 miles to the south-west and the property is served by number of local railway stations including Handforth, Cheadle Hulme and Bramhall, the closest being Handforth approximately 1 km south of the subject property.

Stanley Green Business Park is located directly to the North with occupiers including Ocado and Pro Football amongst others. Handforth Dean Retail Park is located directly to the south with occupiers including Pets at Home, Tesco Extra, Boots and Marks & Spencer.



## Land Use Allocation

Within the Local Plan Adopted Policies Map 2022, the site is allocated as Employment under Policy EMP 2.4 '61MU. Handofrth' (E(g)/B2/B8 uses). As such the site is allocated for business, industrial and storage and distribution uses.

## Rent

The property is available on a leasehold basis for a term of years to be agreed.

Rental available on application.

## Professional Costs

The Landlord's professional costs incurred in the transaction are to be met by the Tenant.

## Business Rates

We advise that interested parties contact the relevant local authority regarding business rates.

## VAT

VAT may be applicable at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser or tenant.

## Further Information

**VIEWINGS STRICTLY BY APPOINTMENT ONLY WITH THE AGENT.  
FOR FURTHER INFORMATION PLEASE CONTACT:**



**Sanderson  
Weatherall**

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