

# TO LET

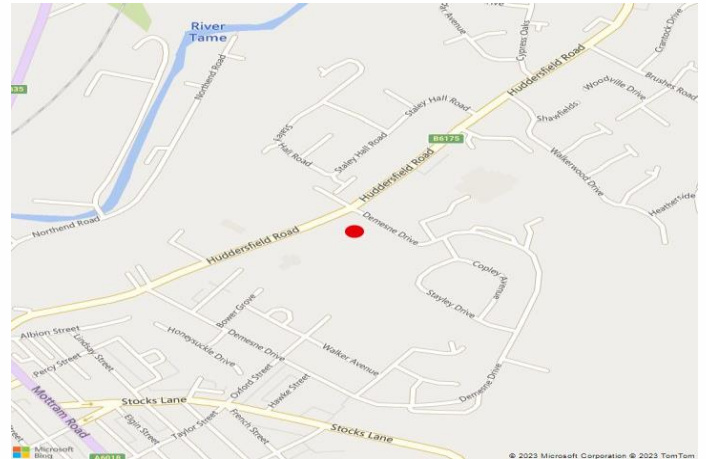


Huddersfield Road, Stalybridge, Greater Manchester, **SK15 2QF**

## 2.5 Acres (1.01 Hectares) Secure Open Storage Site

- Fully Secure Site
- Fully Fenced with Palisade
- 0.4 Miles from Stalybridge Town Centre
- Suitable for Plant Hire, Vehicle Storage, Civil Engineering
- Available Now





## Location

Situated in Stalybridge, a well regarded and densely populated town approximately 8 miles east of Manchester City Centre. Stalybridge town centre is located approximately 0.4 miles to the west of the property.

Ashton-under-Lyne approximately 7 minutes drive from the property. Junction 23 of the M60 approximately 13 minutes drive from the property. Manchester City Centre approximately 22 minutes drive from the property.

## Description

The Site extends to 2.5 acres and is suitable for open storage requirements. The site is fully fenced with a new steel palisade fence and provides secure accommodation. Access to the site is via Huddersfield Road.

## Quoting Rent

£80,000 per annum for the whole site and £32,000 per annum per acre.

## Tenure

The property is available to lease on terms to be agreed.

## Business Rates

Interested parties should make their own enquiries ref any rates payable.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

**Julien Kenny Levick**

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## Date of Preparation

06 November 2023