

TO LET

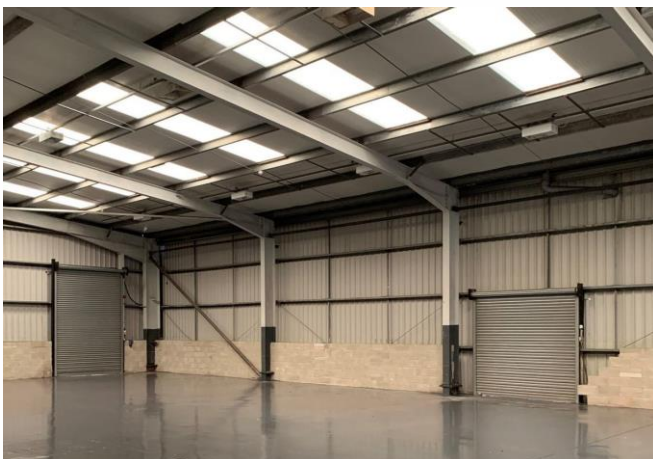


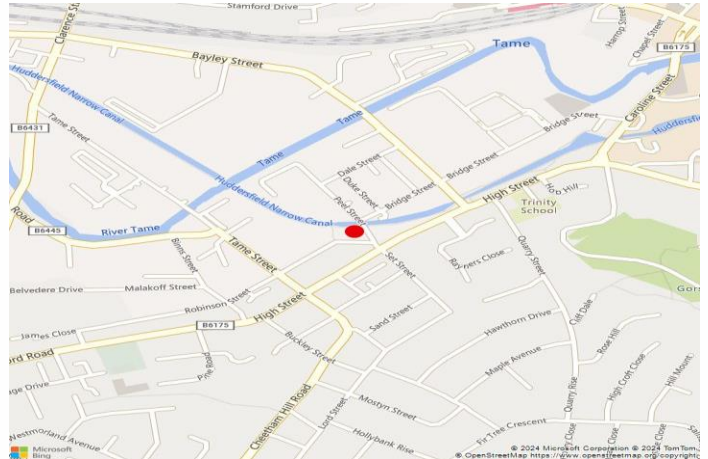
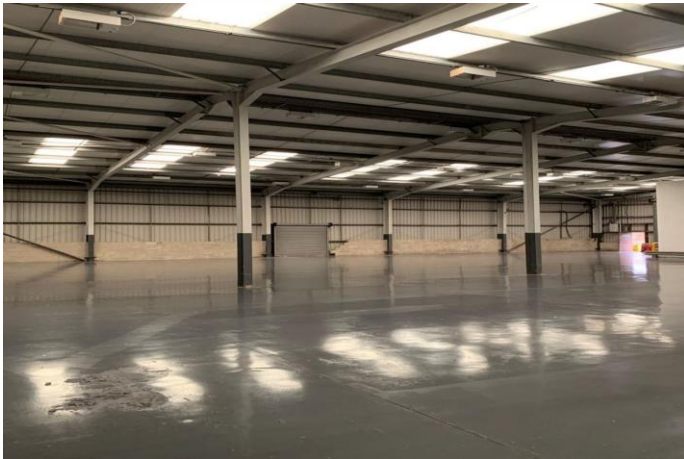
Unit 1 - Stalybridge Industrial Estate, Stanley Street, Stalybridge, Manchester, **SK15 1SS**

Modern Industrial/Distribution Unit Plus Offices

13,455 Sq Ft (1,249.97 SqM)

- Only 2 Miles From J23 - M60
- Modern Detached Unit Built in 2005
- 6m to Eaves
- 4 Drive in Loading Doors
- Up to 3,000 KVA Power Supply
- Secure Yard Area





Location

The property is accessed off either Stanley Street or Tame Street, which both lead to the B6431 and Stamford Street (A635) providing direct access to Junction 23 of the M60.

Stalybridge is located in Cheshire in the North West of England and is approximately 8 miles from Manchester, 8 miles north of Stockport and 6 miles south of Oldham.

Description

The property comprises a detached purpose built industrial unit of steel portal frame construction built in 2005.

Internally, the property comprises quality warehouse/ industrial space which is heated and lit throughout and benefits from 4 separate drive in loading doors. The property has an eaves height of 6m and benefits from a canteen and staff welfare facilities. The property has a 2 storey office which provides a mix of open plan and private offices.

Externally, the loading area provides ample delivery space plus car parking. The site is fully secure.

ACCOMMODATION	SQ.FT.	SQ.M.
Warehouse/Industrial Element	11,582	1,064.17
Offices	1,873	174
TOTAL	13,455	1,249.97

Asking Rent

£95,000 per annum exclusive of VAT.

Business Rates

Tbc.

EPC

Available on request.

VAT

VAT is applicable at the prevailing rate.

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

13 February 2024