

**Unit 1 Kenwood Road
Industrial Estate, North
Reddish, Stockport, SK5 6PH**

To Let
£37,500 per annum, exclusive



628.2 sq.m (6,762 sq.ft) approx.

Modern single storey industrial/warehouse unit with offices/showroom, on-site car parking and an additional mezzanine floor area of 234.9 sq.m (2,528 sq.ft) approx.

- Substantial roller shutter loading door to the front
- Enclosed yard/car parking area to the front
- Additional car parking to the rear
- Offices with UPVC double glazed window units
- Security shutters over the windows and doors
- 3 phase power
- Eaves height 5.33 m (17' 6")
- 5/10 minutes' drive from M60/M67 motorways
- 10 minutes' drive from Stockport town centre
- Manchester International Airport within 20/25 minutes' drive

Location

The premises are located on Kenwood Road in an established industrial and commercial area, within 5/10 minutes' drive of the M60/M67 motorway interchange at Denton and within 10 minutes' drive of Stockport town centre. Stockport has an extensive retail centre, mainline rail link and motorway connection (M60) and has recently benefitted from substantial investment, including improvements to the road network and development schemes such as Stockport Exchange and Redrock leisure and retail scheme, where occupiers now include The Light Cinema, Zizzi and Pizza Express. Manchester International Airport is within 20/25 minutes' drive of the premises. (SatNav: SK5 6PH)

Description

Single storey industrial/warehouse and office premises of steel portal frame construction with part brickwork and part profile metal sheet clad elevations and a corrugated sheet roof covering. The property provides office and showroom areas to the front and industrial/warehouse areas to the rear with an addition mezzanine area.

Ground Floor

628.2 sq.m (6,762 sq.ft) approx. gross internal area, providing a range of office and showroom areas, kitchen area, ladies and gents toilets and the main industrial/warehouse area with access via a roller shutter door providing an opening of (tbc).

Mezzanine Floor

234.9 sq.m (2,528 sq.ft) approx. gross internal area, providing extensive additional mezzanine storage areas.

Car Parking/Yard

To the front there is concrete surfaced and palisade fenced car parking/service yard area and there are 5 additional car parking spaces to the rear of the premises.

Eaves Height

To the main bay 5.33 m (17' 6") – (tbc).

Security

There are security shutters fitted over the windows and doors.

Services

Available services include, 3 phase electricity, water and drainage. The premises are fitted with a gas fired central heating installation (served by a propane gas tank – details to be confirmed) and the industrial/warehouse area has an oil fired space heater.

Energy Performance

Energy Performance Asset Rating E - 118. EPC available on request.

Rateable Assessment

Rateable Value: £31,250

Business Rates Payable 2018/19: £15,000

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£37,500 per annum, exclusive plus VAT.

(The Landlord may require a rental deposit).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

Email: enquiries@buckleycommercial.co.uk

www.buckleycommercial.co.uk

Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved – to be confirmed.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



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