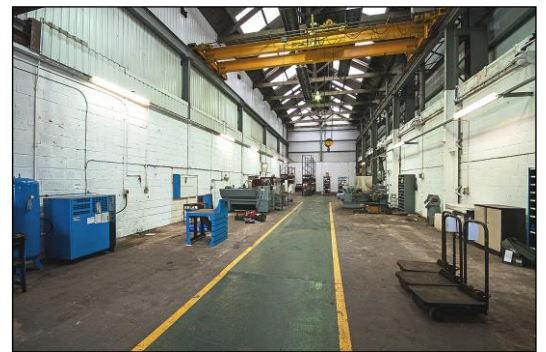


**Unit 5 Station Rd Ind Estate
North Reddish
Stockport, SK5 6ND**

To Let

£25,000 per annum, exclusive



502.0 sq.m (5,404 sq.ft)

High bay, industrial/warehouse unit with high quality offices and a 5 ton crane, additional mezzanine floor area of 80.4 sq.m (865 sq.ft), roller shutter access and car parking/loading areas

- Within 2 miles of M60/M67 motorways
- Good access and eaves height of 8.94 m (29' 4")
- 3 phase power
- High quality offices
- On-site car parking
- 5 ton crane
- Motorised roller shutter access
- Manchester International Airport within 25 minutes' drive
- Gas fired heating installations
- Located in an established industrial area

Location

The premises are located on the well established Station Road Industrial Estate, approximately 2 miles north of Stockport town centre. Stockport is a popular commercial location with an extensive retail centre, mainline rail link, motorway connection (M60) and Manchester International Airport is within 25 minutes' drive. Stockport has benefited from substantial recent investment, including improvements to the road network and developments such as Stockport Exchange and Redrock Leisure and retail scheme. Alternative motorway access is available at Denton, where the M60 meets the M67 and is within 5/10 minutes' drive of the premises.

(SatNav: SK5 6ND)

Description

High bay, industrial/warehouse unit with a timber trussed roof and a profile metal sheet roof covering and incorporating high quality offices with UPVC double glazed window units.

Unit 5

Ground Floor: 386.7 sq.m (4,162 sq.ft) gross internal area, providing a clear span industrial/warehouse area with an eaves height 8.94 m (29' 4") and access via a motorised roller shutter loading door providing an opening width of 3.65 m (12") and an opening height of 3.40 m (11' 2") with potential to increase to 3.96 m (13' 0"), if required. There are also works toilets.

First Floor: 115.4 sq.m (1,242 sq.ft) gross internal area, providing a range of general and private offices, ladies and gents toilets, lobbies and kitchen area. Access to the offices can be from either the main front entrance or communal office entrance to the side (tbc).

Mezzanine Floor: 80.4 sq.m (865 sq.ft) gross internal area.



Car Parking

There is on-site car parking and a communal service yard area.

Security

The industrial estate is fenced and gated.

Note: Buckley Commercial for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Buckley Commercial has any authority to make representations or give any warranties in relation to this property.

Services

Available services include, gas, 3 phase electricity, water and drainage. The unit has a substantial sub-metered 3 phase electricity supply and a sub-metered gas supply with gas fired central heating to the offices, overhead gas fired radiant heaters to the main bay and a 5 ton crane (details to be confirmed).



Energy Performance

Energy Performance Asset Rating C-70. EPC available on request.

Rateable Assessment

Rateable Value: £11,500.

Business Rates Payable 2019/20: £5,646.50.

NB: You may qualify for 100% Small Business Rate Relief – please ask for details.

(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

£25,000 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.

Service Charge

The Landlord levies additional charges for a proportional contribution towards the cost of the repair and maintenance of common parts of the estate (if any), buildings insurance, water charges, sub-metered electricity and sub-metered gas.

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

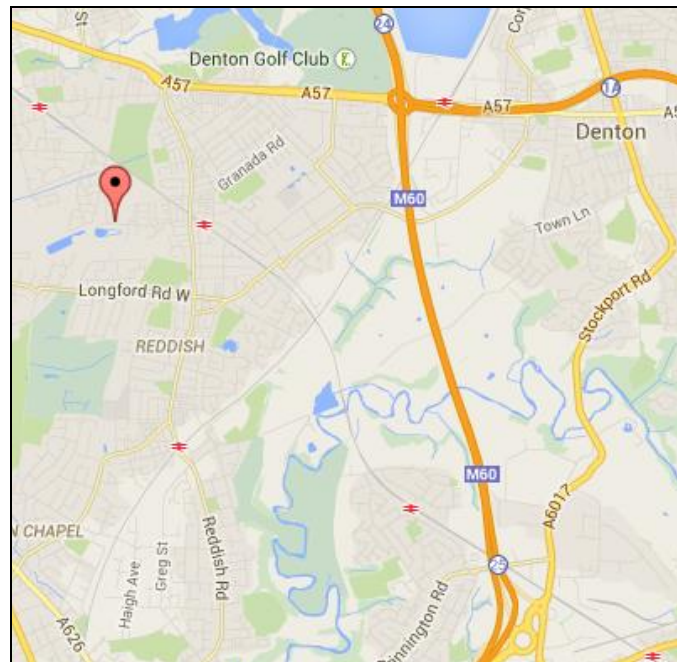
Possession

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

Important Note

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

Location Map



(PA3094IND-28/06/19-No.8)