

**Units 3-5 Avery Ind Est,
Kenwood Rd, North Reddish
Stockport, SK5 6PH**

To Let

**£25,000 - £75,000 per annum,
exclusive**



275.7 – 829.8 sq.m (2,968 – 8,932 sq.ft)

Three adjoining single storey industrial/warehouse units with car parking which may be combined and one with additional mezzanine floor of 246.1 sq.m (2,649 sq.ft)

- Located within a secure gated site
- Good access and circulation space for loading/unloading
- Car parking
- Eaves height of 5.26 m (17' 3")
- Motorised roller shutter loading doors
- 3 phase electricity
- Convenient location within 10 minutes' drive of the M60/M67 motorway interchange at Denton
- Within 20 minutes' drive of Stockport town centre
- Within 30 minutes' drive of Manchester Airport

Location

The premises are located in an established industrial area north of Stockport town centre and within 10 minutes' drive of the M60/M67 interchange at Denton (junction 24). Stockport town centre is within 20 minutes' drive to the south and has recently benefitted from substantial investment, including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure scheme. Stockport occupiers include Primark, Debenhams, holiday Inn Express, Travelodge, Tesco Extra and many others. Mainline rail services are available in Stockport town centre, which is on the Manchester Piccadilly to London Euston rail line. Manchester Airport is within 30 minutes' drive. (SatNav: SK5 6PH)

Description

Three adjoining single storey industrial/warehouse units of steel portal frame construction with part brickwork and part profile metal sheet clad elevations and a corrugated sheet roof covering incorporating translucent roof lights. The units may be combined to provide a range of floor areas.

The Units

Unit 3: 275.7 sq.m (2,968 sq.ft) gross internal area, including main industrial/warehouse area with window to the front (potential to create offices), toilet cubicle with WC and wash basin and a motorised roller shutter door providing an opening of 3.99m (13' 1").

Unit 4: 276.2 sq.m (2,973 sq.ft) gross internal area, including main industrial/warehouse area with window to the front (potential to create offices), toilet cubicle with WC and wash basin and a motorised roller shutter door providing an opening of 3.99m (13' 1").

Mezzanine Floor: 246.1 sq.m (2,649 sq.ft) gross internal area providing additional storage space.

Unit 5: 277.9 sq.m (2,991 sq.ft) gross internal area, including main industrial/warehouse area with window to the front (potential to create offices), toilet cubicle with WC and wash basin and a motorised roller shutter door providing an opening of 3.99m (13' 1").

Car Parking

To the front of the units there is a generous concrete service yard area providing good access for loading and allocated car parking.

Eaves Height

The units have an eaves height of 5.26 m (17' 3") approx.

Security

The units are located within a palisade fenced and gated site and security bars to the office windows.

Services

Available services include, 3 phase electricity, water and drainage and each unit is separately metered for electricity.

Energy Performance

Energy Performance Asset Rating (tbc).

Rateable Assessment

Rateable Value: £(to be reassessed)

Business Rates Payable 2020/21: £(to be reassessed)

(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

Unit 3: £25,000 per annum, exclusive, plus VAT.

Unit 4: £25,000 per annum, exclusive, plus VAT.

Unit 5: £25,000 per annum, exclusive, plus VAT.

(The Landlord may require a Rent Deposit).

Legal Costs

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

Note

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property (if any), and buildings insurance.

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.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



Fairhurst Buckley offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

(PA3325IND -14/09/20-Draft.3)