

**Units 1 & 2 Richardson Street
Off Carrington Field Street
Stockport, SK1 3JL**

To Let
£16,000 & £19,000
per annum, exclusive



198.1 & 235.5 sq.m (2,132 & 2,535 sq.ft)

**Adjoining single storey industrial/warehouse units
with roller door access and car parking, which may
be combined to provide 433.6 sq.m (4,667 sq.ft)**

- Gas fired space heating
- 3 phase electricity
- On-site car parking
- Eaves height 3.76 m (12' 4") approx.
- Stockport town centre within 5 minutes' drive
- Major recent investment in Stockport town centre
- Stockport's mainline rail station is within 5 minutes' drive
- Manchester Airport within 20 minutes' drive
- M60 motorway within 5 minutes' drive

Location

The premises form part of the well established and popular Richardson Street industrial estate which is located off Carrington Field Street just south of Stockport town centre. Stockport has benefitted from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock. Town centre occupiers now include The Light Cinema, Holiday Express, The Beretto Lounge, Pizza Express, Travelodge, Debenhams, Primark and many others. Stockport town centre, the M60 motorway and Stockport mainline rail station are all within 5 minutes' drive of the premises and Manchester Airport is within 20 minutes' drive. (SatNav: SK1 3JL)

Description

Two adjoining single storey industrial/warehouse units with part rendered brickwork and part profile metal sheet clad elevations and a combination of profile metal sheet and corrugated sheet roof coverings, incorporating roof lights.

Unit 1

198.1 sq.m (2,132 sq.ft) gross internal area, including toilet cubicle with WC, wash basin and electric water heater and main industrial/warehouse area with sink unit, fitted base unit, electric water heater and access via a motorised roller door providing an opening of 3.99 m (13' 1").

Unit 2

235.5 sq.m (2,535 sq.ft) gross internal area, including entrance lobby, reception area/counter/general office 1, plantroom, toilet area with WC, wash basin and electric water heater, office 2, office 3, storeroom and main industrial/warehouse area with access via a motorised roller door providing an opening of 3.99 m (13' 1"). (The office area comprises a total of approximately 51.6 sq.m (556 sq.ft).

(There is also potential for light storage space above the office in the form of a mezzanine floor accessed via a stairway, although this area is not presently railed, nor would take any great weight).

Car Parking

Each unit has 5 allocated car parking spaces within the estate.

Eaves Height

3.76 m (12' 4") approx.

Security

The units are located within a secure site, which is gated and the units have security alarm installations fitted (to be confirmed).

Services

Available services include, sub-metered 3 phase electricity, gas, water and drainage. Each unit is fitted with a Reznor gas fired space heater.

Energy Performance

Energy Performance Asset Ratings Unit 1 B-41 and Unit 2 D-81. EPCs available on request.

Rateable Assessment

Unit 1: Rateable Value: £11,000

Business Rates Payable 2020/21: £5,489.00

Unit 2: Rateable Value: £12,500

Business Rates Payable 2020/21: £6,237.50

NB: You may qualify for Business Rates 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

Unit 1: £16,000 per annum exclusive, plus VAT.

Unit 2: £19,000 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/Service Charge

The tenant is responsible for internal repairs and decorations to the premises and a proportional contribution towards the cost of the repair and maintenance of common parts of the estate, external repairs, fire alarm system maintenance, buildings insurance, etc. (details to be confirmed).

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

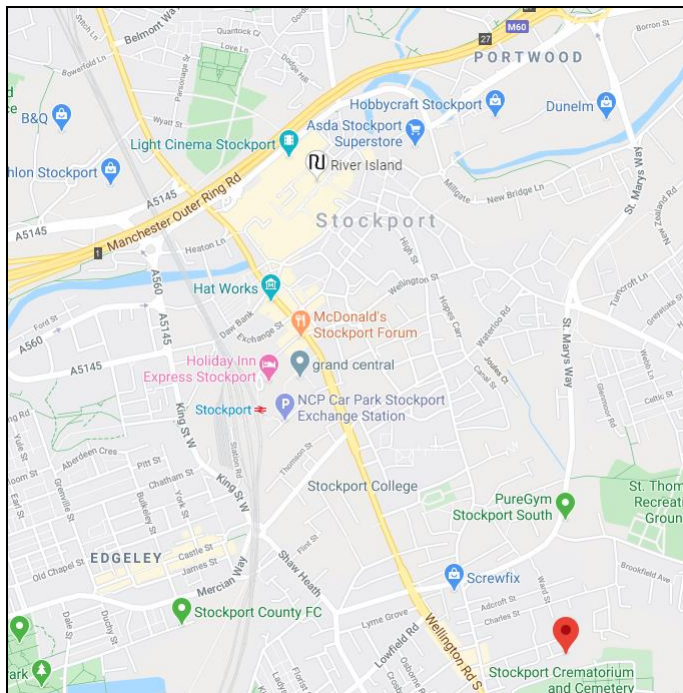
Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

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

Note: Fairhurst Buckley 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 Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

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 ●

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