

Unit 6 Expodite Works Stuart Rd, Bredbury Ind Est Stockport, SK6 2SR

To Let

£21,900 per annum, exclusive



339.1 sq.m (3,650 sq.ft)

Single storey industrial/warehouse and office premises with roller shutter access and car parking

- Conveniently located forming part of Bredbury Industrial Estate
- Within a few minutes' drive of junction 25 of the M60 motorway
- Within 20 minutes' drive of Manchester International Airport
- Office areas with suspended ceilings/integral lighting (tbc)
- Gas fired central heating & space heating
- 3 phase electricity
- Security shutters

Location

From Junction 25 of the M60 motorway turn onto Ashton Road (A6017) heading in a northerly direction, under the railway bridge and after passing Lingard Lane on the left, turn left into Stuart Road, where the premises may be found almost immediately on the left. The premises form part of the popular and well established Bredbury Industrial Estate and benefit from being within a few minutes' drive of the M60 motorway and within 20 minutes' drive of Manchester International Airport. Stockport is a popular commercial location and has an extensive retail centre, mainline rail link and motorway connection (M60). Stockport has benefitted from substantial recent investment, with improvements to the road network and developments including Stockport Exchange and Redrock and occupiers now include The Light Cinema, Zizzi, Pizza Express, The Gym, Holiday Inn Express, Travelodge, Tesco Extra, Debenhams and many others. (Satnav: SK6 2SR).

Description

Single storey industrial/warehouse and office premises of concrete portal frame construction with profile metal sheet clad elevations and roof covering incorporating translucent roof lights. Within the unit, office areas have been constructed with part suspended ceilings and part integral Cat 2 style lighting (tbc), internal decoration and floor coverings. The internal partitioning may be removed if required (tbc).



The Premises

339.1 sq.m (3,650 sq.ft) gross internal area, including offices, ladies toilet, gents toilet, kitchen with fitted wall and base units and sink unit, store and industrial/warehouse area with access via a roller shutter door providing an opening of 3.15 m (10' 4") and having an eaves height of 3.2 m (10' 6").

Car Parking

There is a surfaced loading/car parking area adjacent to the premises and a further grassed/landscaped area which has potential to provide additional car parking if required (subject to any necessary consents).

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.

Security

There are security shutters over the windows and doors.

Services

Available services include, gas, 3 phase electricity, water and drainage. There is a gas fired central heating installation serving the offices and a gas fired space heater to the industrial/warehouse area.



Energy Performance

Energy Performance Asset Rating C-74. EPC available on request.

Rateable Assessment

Rateable Value: £12,000

Business Rates Payable 2020/21: £5,988.00

NB: You may qualify for 100% 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

£21,900 per annum, exclusive.

(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.

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

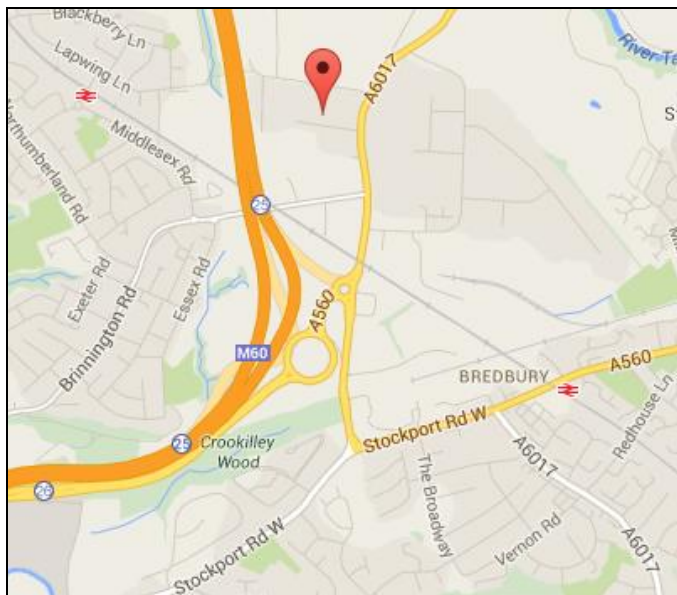
Possession

Available from 19th June 2021 (tbc) following completion of legal formalities and 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 ●

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