

Unit 1 Hammond Court Hammond Avenue, Reddish Stockport, SK4 1PQ

To Let

£50,000 per annum, exclusive



714.4 sq.m (7,690 sq.ft)

High specification office and warehouse/industrial property with car parking

- Car parking area
- Max Eaves height 6.14m (20' 2") to the main bay
- Part full height glazed partitioned offices
- Offices with suspended ceilings and integral lighting
- Security alarm/CCTV system
- Roller door access
- Suitable for various uses (subject to Planning)
- Double glazed window units
- Secure internal steel container storage units
- Gas fired central heating
- M60 motorway with 5 minutes' drive
- Manchester Airport within 20 minutes' drive

Location

The property forms part of the very well-established and popular Whitehill Industrial Estate, which is located just north of Stockport town centre. Stockport town centre and the M60 motorway are within 5 minutes' drive of the property and Manchester Airport is within 20 minutes' drive. Stockport has benefited from substantial investment in recent years, including improvements to the road network and major developments such as the Redrock leisure and retail scheme and Stockport Exchange. Town centre occupiers now include Holiday Inn Express, Travelodge, Tesco Extra, Primark, TK Maxx, Argos, Boots and many others. (SatNav: SK4 1PQ)

Description

Originally, a single storey warehouse/industrial property of steel portal frame construction with a profile metal sheet roof covering. Within the main bay, high specification offices have been constructed, which benefit from part full height glazed partitioning, suspended ceilings with integral lighting, feature radiators and quality finishes.

Ground Floor

418.9 sq.m (4,509 sq.ft) gross internal area, including entrance way/reception area, meeting room, disabled toilet, general warehouse area, kitchen area with fitted wall and base units, sink unit and work surface, loading area with roller door providing an opening width of 3.43m (11' 3") and 8x steel container storage areas.

First Floor

295.5 sq.m (3,181 sq.ft) gross internal area overall, including 133.8 sq.m (1,440 sq.ft) of high specification offices and 161.7 sq.m (1,741 sq.ft) of storage space accessed via broad steel staircases and/or forklift loading.

Car Parking

To the front of the property there is a surfaced car parking/loading area.

Eaves Height

Maximum 6.14m (20' 2") to the main bay, with reduced headroom to the steel storage containers and approximately 3.04m (10' ft) to the first floor storage area.

Security

The property is fitted with a security alarm and CCTV system (details to be confirmed).

Services

Available services include, gas, 3 phase electricity, water and drainage. The property is fitted with a gas fired central heating installation with feature radiators (details to be confirmed).

Energy Performance

Energy Performance Asset Rating D-76. EPC available on request (details to be confirmed).

Rateable Assessment

Rateable Value: £23,750

Business Rates Payable 2021/22: £11,851.25

(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. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954 - to be confirmed).

Rent

£50,000 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.

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

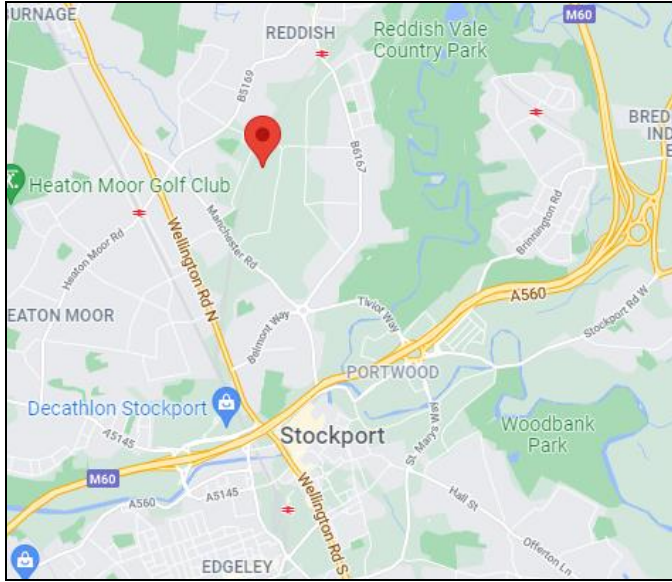
Possession

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



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