

**Unit 1, National Trading Estate  
Bramhall Moor Lane  
Hazel Grove, Stockport SK7 5AA**

**To Let**

**£24,000 per annum, exclusive**



**397.9 sq.m (4,283 sq.ft)**

**Detached industrial/warehouse property with roller shutter access and car parking**

- Ground floor roller shutter access and first floor fork-lift loading access
- On site car parking
- Gas central heating installation and 3 phase electricity
- Security alarm (tbc) and grills/bars
- 10 minute walk to Hazel Grove rail station on the Buxton to Manchester Piccadilly line.
- Less than 2 miles to the Manchester Airport Eastern Link Road.
- Local retailers include Sainsburys, ASDA, M&S Simply Food, American Golf and McDonalds.

## Location

National Trading Estate is located on Bramhall Moor Lane, just off the A6 at the Sainsburys junction. Other retailers in Hazel Grove include Sainsbury's, ASDA, ALDI, M&S Simply Food, American Golf, McDonalds and KFC, amongst many other local retailers. Hazel Grove is well served by transport links, with the Buxton to Manchester Piccadilly train line being a 10 minute walk from National Trading Estate, the Manchester Airport Eastern Link Road being less than 2 miles away and the popular 192 bus service being only a short walk away. Stockport town centre and the M60 motorway are within 20 minutes' drive. (SatNav: SK7 5AA)

## Description

A detached, two storey and part single storey industrial/warehouse unit of brickwork construction with a part pitched slated roof and a part flat roof with a fiberglass roof covering.

## Ground Floor

254.5 sq.m (2,739 sq.ft) gross internal area, including entrance lobby, toilet area with WC, wash room, office, toilet area with WC, canteen, industrial/warehouse area 1 with access via a roller shutter loading door providing an opening of 2.94m (9'8") industrial/warehouse area 2 and industrial/warehouse area 3 with double loading doors providing an opening of 2.2m (7'4").

## First Floor

143.4 sq.m (1,544 sq.ft) gross internal area, including L-shaped industrial area 4 with double timber doors providing fork-lift loading access and separate eaves storage area.

## Externally

There is a shared enclosed yard area containing a porta-cabin potentially providing a further 26.8 sq.m (289 sq.ft) gross internal area, with power (to be confirmed). In addition there is a small steel storage container.

## Car Parking

3 parking spaces (to be confirmed).

## Services

Available services include, gas, 3 phase electricity, water and drainage. The property benefits from a gas central heating installation with radiators to the main areas. (The tenant is responsible for water charges, payable to the Estate Management company (details to be confirmed)).

## Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

## Rateable Assessment

Rateable Value: £16,000.

Business Rates Payable 2021/22: £7,984.

(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). The portacabin, steel storage container and, one of the car parking spaces are to be taken on separate agreements (details to be confirmed).

## Rent

£24,000 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.

## Service Charge

The tenant is responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the estate (details to be confirmed), plus buildings insurance.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

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

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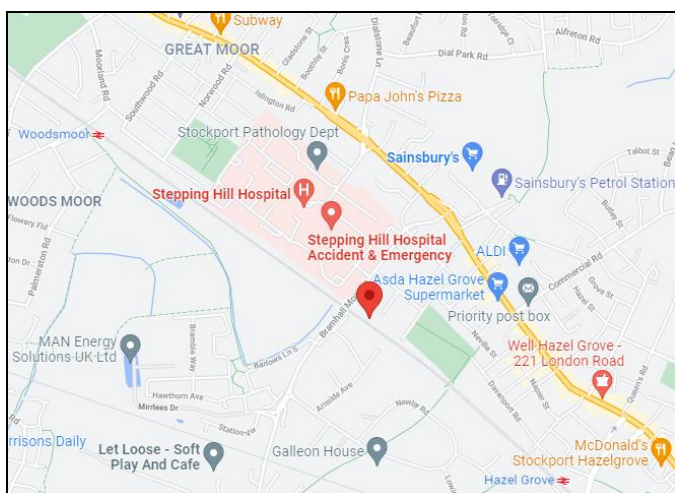
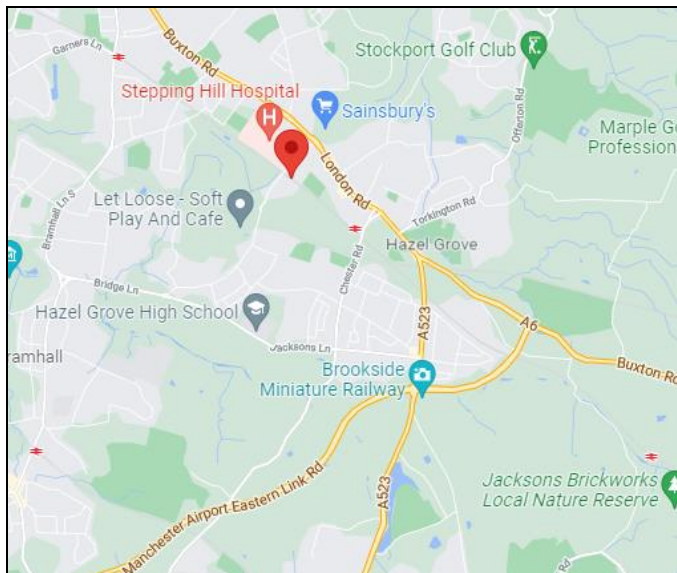
## Possession

Available from March 2022 (tbc) 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 Maps



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