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BC REAL ESTATE  
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**69,244 SQ FT ON 2.6 ACRES (APPROX.)**

**TO LET**

- Up to 9.2m eaves
- Potential to split from 2,583 sq ft upwards
- Power Supply – Up to 3,000 kva
- Fully Secure Site
- Only 2 miles from J23 M60

**MANUFACTURING/  
WAREHOUSE FACILITY**

**Stalybridge  
Industrial Estate  
7 Stanley Street  
Stalybridge SK15 1SS**





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**Location**

The property is accessed off either Stanley Street or Tame Street, which both lead to the B6431 and Stamford Street (A635) providing direct access to Junction 23 of the M60. Stalybridge is located in Cheshire in the North West of England and is approximately 8 miles from Manchester, 8 miles north of Stockport and 6 miles south of Oldham.







## Description

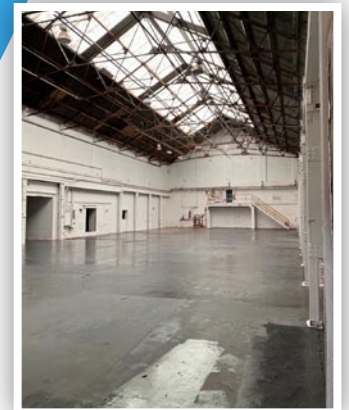
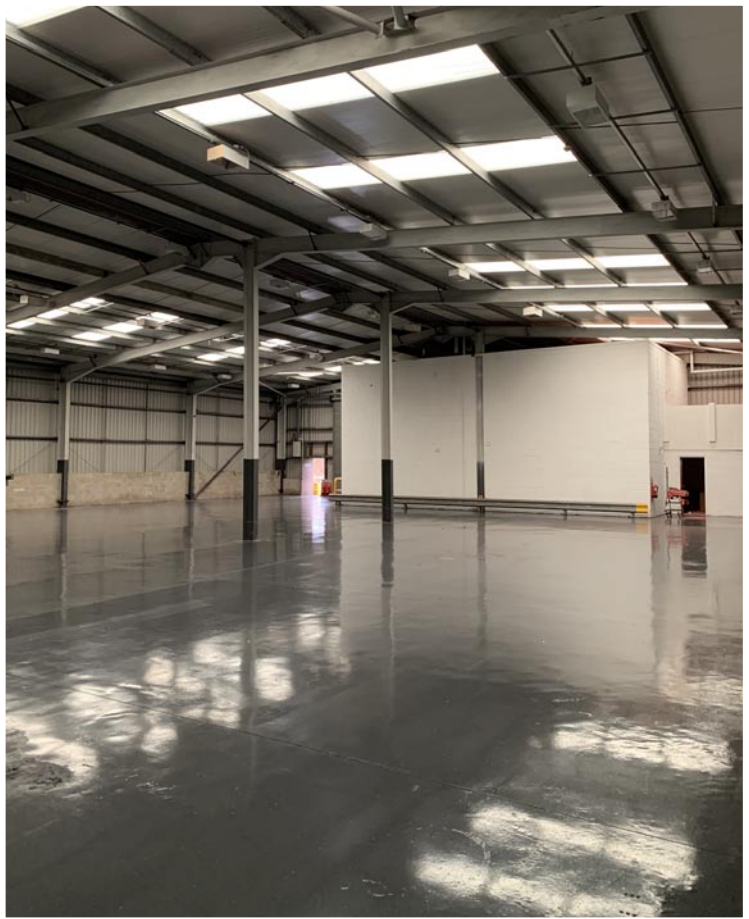
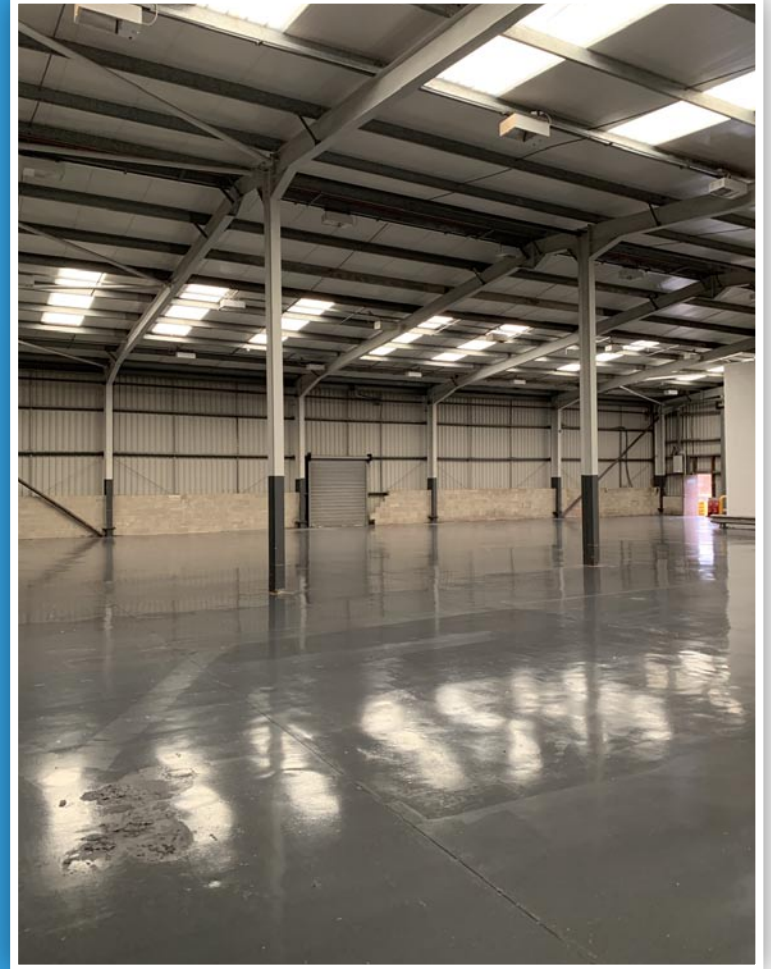
The property comprises of a number of buildings which are adjoining and can be sub-divided. The main building benefits from the following:

- 9.2 metres to the underside of the haunch
- 14.3 metres to the apex
- 4 level access loading doors
- Secure external yards with palisade fencing

There is also a modern steel portal frame warehouse of approximately 11,582 sq ft. This unit comprises of the following:

- Built in 2005
- 2 electric level access loading doors
- Integral two storey offices
- Approx. 5.7 metre eaves





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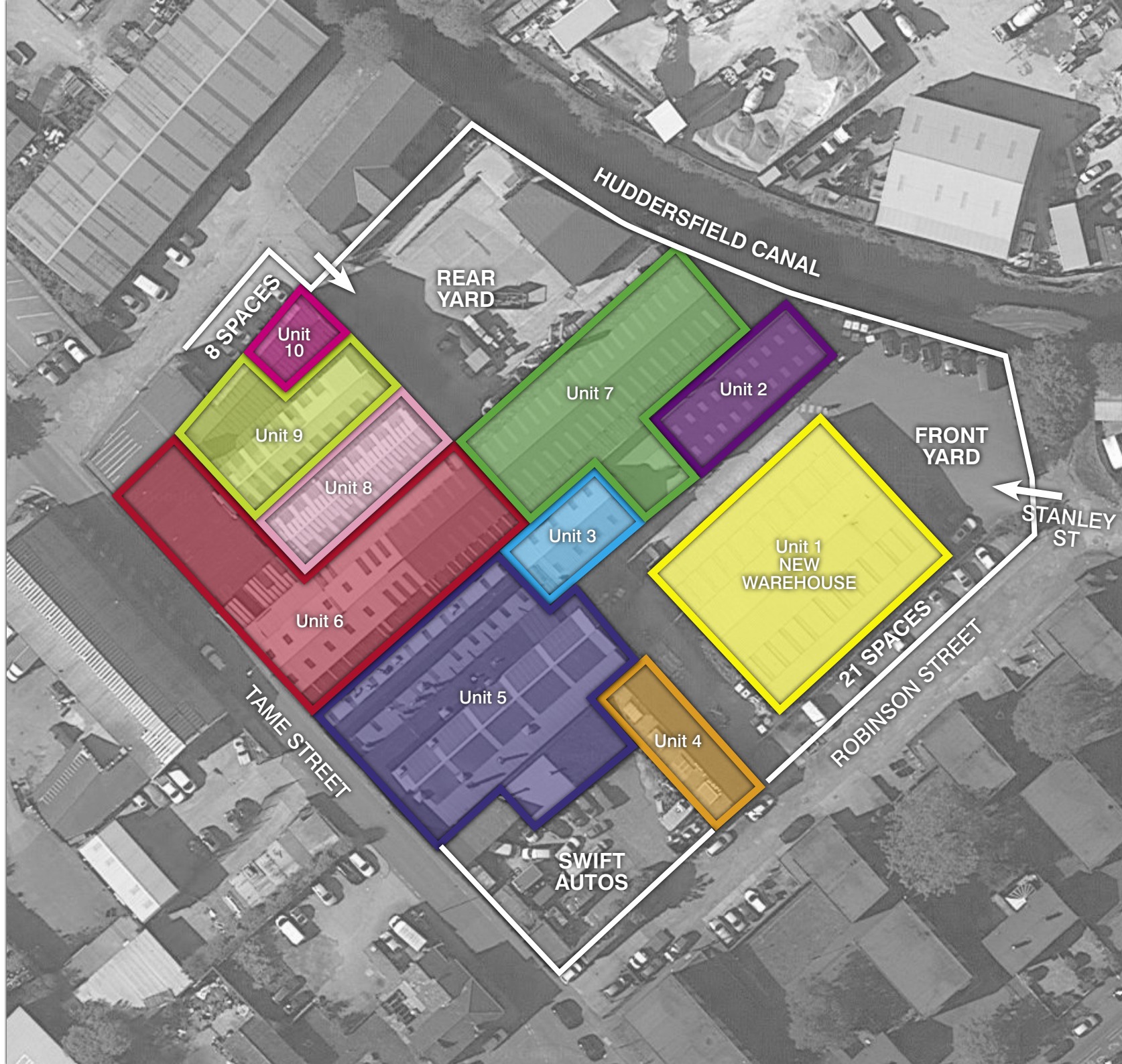
## Schedule of Availability

Unit 1	11,582 sq ft
Unit 2	2,583 sq ft
Unit 3	2,239 sq ft
Unit 4	6,189 sq ft
Unit 5	13,422 sq ft
Unit 6	11,883 sq ft
Unit 7	8,718 sq ft
Unit 8	3,455 sq ft
Unit 9	LET
Unit 10	LET

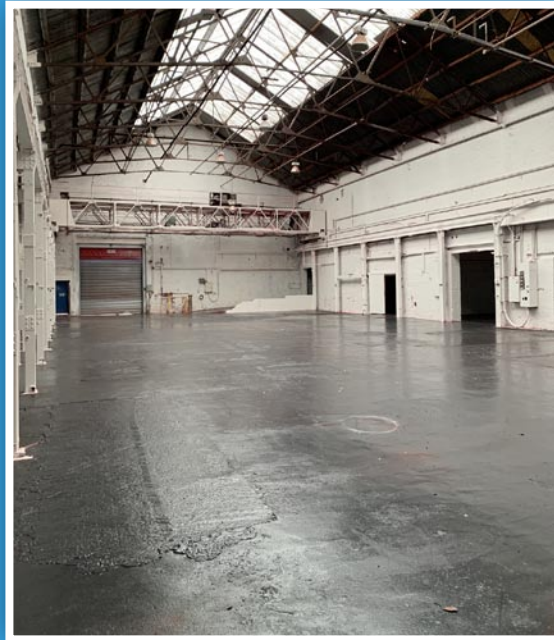
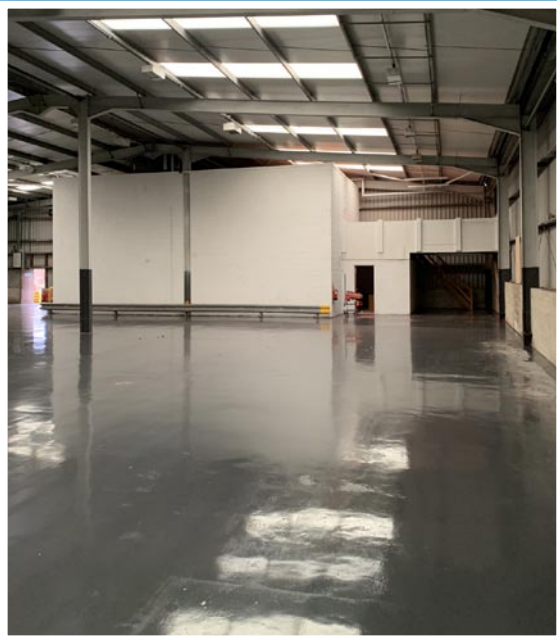
The units can be combined to arrange a various sizes.

## Quoting Rent

The quoting rent is available on application.







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### Legal Costs

The ingoing Tenant is responsible for all legal costs incurred in connection with the transaction.

### Rating

We are advised the current rateable value of £148,000.

### Subject to Contract/VAT

The property is offered subject to formal Contract. Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

### Viewing

Viewing strictly by appointment with joint retained agents Roger Hannah and BC Real Estate.



**Julien Kenny-Levick**  
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**John Barton**  
john@bcrealestate.co.uk  
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