

MBRE

**WAREHOUSE
TO LET**



Unit D
Herrod Avenue
Stockport
SK4 1QH

**2,072
SQ.FT**



- Trade Counter / Warehouse Unit
- 3.84m Eaves - 5.3m Apex
- Rates Free
- Full Height Loading Door
- Three Phase Electricity
- Located within Trade Cluster
- Side Yard/Loading
- Within 1 mile of M60

Location

Unit D is a modern single storey trade/warehouse located in a Trade Cluster just off Haigh Avenue on Whitehill Ind Estate.

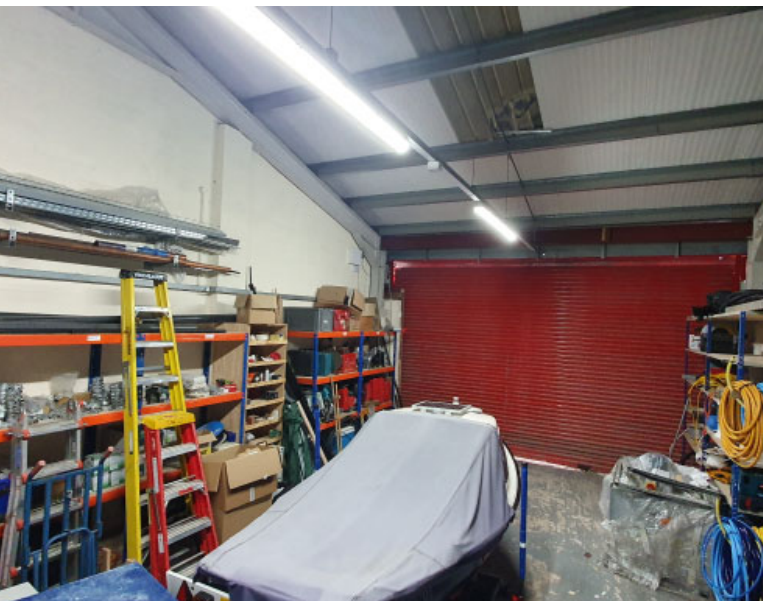
J27 M60- 1.7 miles

Manchester City Centre - 5.5 miles

Manchester Airport - 8 miles

Stockport Exchange - 2 miles

Key Local Occupiers include Screwfix, Howdens, Jewsons, Wickes and Booles Tools



Description

A detached 2072 sq.ft. single storey Warehouse Unit. The property which can be summarised as follows:

- Steel Frame Construction with full height Clad Elevations under Pitched Corrugated Steel Roof
- Warehouse 3.84m to eaves / 5.3m apex, bay lighting
- Office/Amenity including open plan office/reception, kitchen, ladies/gents toilets
- Full height loading door Width 4.8m Height 3.3m
- Three Phase Electricity
- Gated and fenced yard to side elevation
- On side parking

Accommodation

Warehouse	680 sq.ft
Office/Amenity	1,347 sq.ft
Overall	2,027 sq.ft

Services

All mains services available to the property. Three Phase Electricity, water and drainage.

Rateable Value

£7,700

Rent

£22,000 p.a.

EPC

Available on request.



Terms

On a leasehold basis to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111

Michael Blackshaw mb@mbre.space 07792201467

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