

MBRE

**WAREHOUSE
FOR SALE**



Pavilion Way
27 Newby Road
Stockport
SK7 5DA

**15,000
SQ.FT.**



- Warehouse /Industrial Unit
- Rare Freehold Opportunity
- Large Self Contained Yard
- High Spec Office Fit Out
- 230 KVA
- Eaves 5.2m / Apex 9m
- Alarmed/ Access Control
- Within 0.2 miles of Train Station

Location

Newby Road Industrial Estate is a popular industrial, distribution & trade location due to it's proximity to Hazel Grove, Bramhall and Stockport. The property is prominently positioned on Newby Road.

A6 MARR- 1 mile

M60, Junction 1 - 3.6miles

Manchester City Centre - 5.5 miles

Manchester Airport - 7.3 miles

Stockport Exchange - 3.1 miles

Adjacent occupiers include Music Magpie, Fletcher Stewart, Delta Power and Jewsons



Description

A 15,000 sq.ft. Industrial/Warehouse property on a site area of approx 1.1 acres . The property can be summarised as follows:

- Providing a mix of warehouse, open plan office, private office, break out rooms and toilet/kitchen amenity
- Large Self Contained Yard/Loading Bay & Car Park. Full perimeter fenced and gated.
- High Spec Office/Amenity Extension including Glazed Partitions, Air Con, LED Lighting and Shower Facilities
- Steel Portal Framed Warehouse Bay. Eaves Height 5.2m / Apex Height 9m
- Two full height loading doors "In" & "Out". Width 3.85m / Height 4.26m
- Access Control, Security Alarm, Security Roller Shutters
- Extensive power supply. Understood to be 230 KVA
- Within close proximity to new A6MARR and within 0.2 miles of Hazel Grove train station

Accommodation

Warehouse	9,980 sq.ft
GF Office/Reception Amenity	2,464 sq.ft
FF Office	2,556 sq.ft
Overall	15,000 sq.ft
Additional Mezzanine	2,828 sq.ft

Services

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

Rateable Value

£49,250

Price

£1.495m

EPC

Available on request.



Tenure

We understand that the property is Freehold

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111

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Misrepresentation Act

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