



Unit 5 & GMC House

Crossley Road
Discovery Park
SK4 5DZ

**16344
SQFT**



- Double Bay Trade/Warehouse
- Feature Trade Entrance
- 24ft Eaves
- 3 x Loading Doors
- Extensive Parking
- High Spec Two Storey Office

Location

A double bay warehouse together with two storey self contained office Located in Discovery Park, Crossley Road, Stockport.

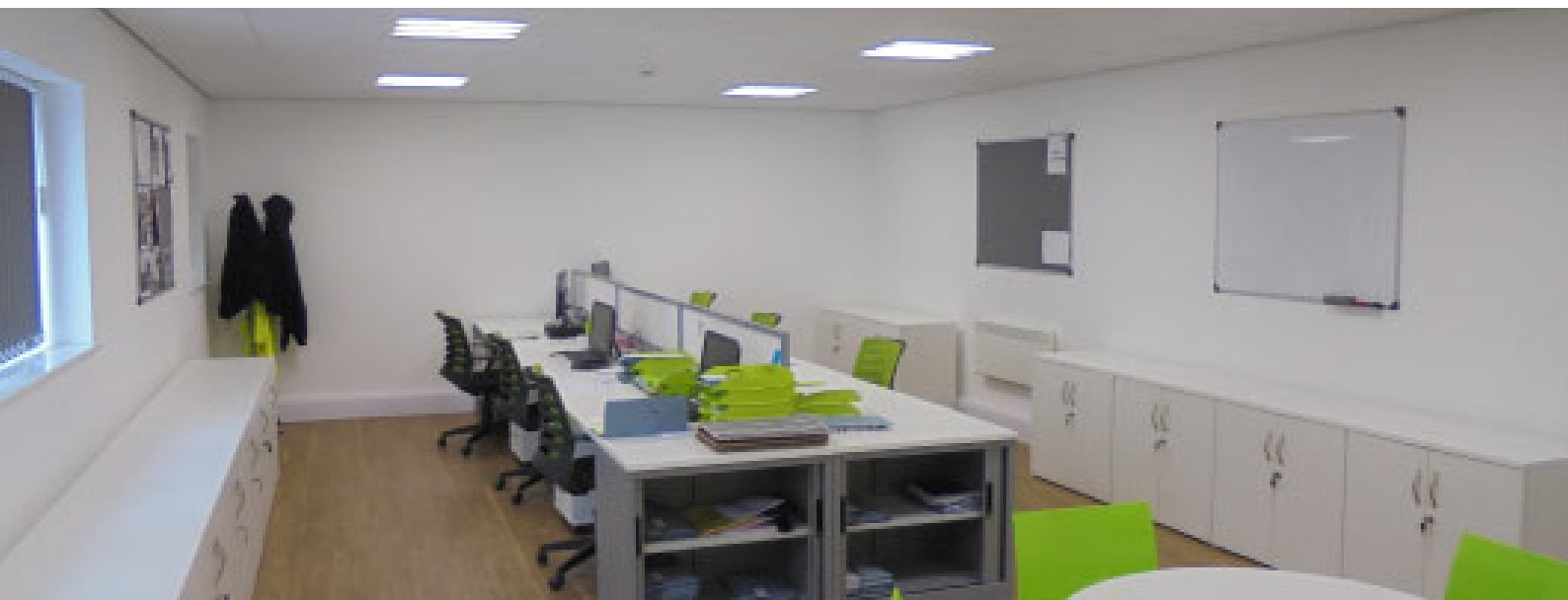
J1 M60 - 2miles

Manchester City Centre 4.3 miles

Manchester Airport - 8 miles

Stockport Train Station - 2.5 miles

Key local occupiers include Rowlinsons Knitwear, McVities, Aldi, St Johns Ambulance



Description

A double bay warehouse of steel frame construction with full height brick elevations which are part clad. In addition there is a high specification two storey self contained office. The site can be summarised as follows:

High Bay: 7790 sq.ft. sub-divided to provide bay warehouse, works office, works kitchen & Toilets. Plus 2 x Mezzanine

Trade Bay: 5300 sq.ft. trade warehouse split equally across ground and first floor mezzanine.

Two Storey Office Ground Floor: 1627 sq.ft. sub-divided to provide 2 open plan offices, kitchen and toilet facilities

Two Storey Office First Floor: 1627 sq.ft. sub-divided to provide open plan office, boardroom kitchen & toilet facilities

Access to the warehouse bays is via 3 separate loading doors. Externally the property benefits from a service yard and extensive parking.

Rateable Value

For information on rateable values please visit the VOA
www.voa.gov.uk

EPC Rating

Available on request

Terms

On a leasehold basis on terms to be agreed.

Viewings

For viewings please contact joint agents:
MBRE - Michael Blackshaw 0161 850 1111
Sixteen - Andy Backhouse 0161 461 1616

Rent

Rent - £80,000 per annum

VAT

All figures are quoted exclusive of but maybe subject to
VAT



Misrepresentation Act

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