



Orchard House

Hempshaw Lane
Stockport
SK1 3HS

**4334
SQFT**



- Trade Counter / Warehouse Unit
- Extremely Prominent
- Adjacent to Screwfix & Howdens
- 5.25m minimum 6.5m maximum
- On Site Parking
- Secure Gated Site
- Only 1.4 miles from M60

Location

Orchard House is located just off Brooks Street with direct frontage onto the Hemphshaw Lane/Higher Hillgate junction. The immediate area is an established trade cluster and includes occupiers such as Howdens, Screwfix, Sally Salon Services and Floors 4 U

M60, Junction 1 - 1.4 miles

Manchester Airport - 8.3 miles

Stockport Exchange - 1 mile



Description

A single storey trade counter warehouse unit of steel frame construction with full height brick elevations. The specification of the accommodation can be summarised as follows:

- 2355 sq.ft. Ground Floor sub-divided into Warehouse, Store, Reception , Office, Kitchen & Toilets
- 1979 sq.ft. Mezzanine sub-divided into storage & Office/Store
- Full Height Roller Shutter Door
- Gated Secure Site with on Site Parking
- 5.25m to Eaves. 6.5 m to Apex
- All mains services including Gas, Three Phase Electricity, Water and Drainage

Terms

On leasehold basis with terms to be agreed

Rateable Value

For information on rateable values please visit the valuation office agency on www.gov.uk

Rent

Rent on Application

EPC Rating

Available on request

VAT

All figures are quoted exclusive of but maybe subject to Value Added Taxation.

Viewings

Contact MBRE Michael Blackshaw 0161 850 1111
mb@mbre.space

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