



Unit 8 Bankside
Coronation Street
Stockport
SK5 7PG

**3,581
SQ FT**



- Trade Counter/Warehouse Unit
- Steel Frame Construction
- Two Storey Office/Reception
- Electrically Operated Loading Door
- 6.6m Eaves 7.8m Apex
- 8 Car Parking Spaces
- 1 mile from M60

Location

An estate of 10 modern Trade Counter/Warehouse Units within an established Trade, Storage & Distribution location just off Coronation Street in South Reddish

M60 - 1 mile

Stockport Train Station - 1.8 miles

Manchester Airport - 8 miles

Manchester City Centre - 5.5 miles

Adjacent Occupiers include Edmunson Electrical, Burton Roofing Merchants, Toolstation, Halfords, Asda, Greggs & Wickes



Description

The property specification can be summarised as follows:

- Steel Portal Frame Construction with Half Brick and Full Height Clad Elevations
- Full Height Electrically Operated Loading Door
- 7.8m to Apex and 6.6m to eaves
- Providing a mix of warehouse, workshop areas, stores, showroom, general offices & boardroom
- Security Alarm / CCTV / Secure Gated Estate
- Gas Central Heating
- Ladies, Gents & Disabled Toilet Facilities. Shower Facilities
- 8 Car Parking Spaces

Accommodation

Ground Warehouse/Stores & Offices: 2,232 sq.ft.
First Floor Office/Storage: 1349 sq.ft.
Additional Light Storage above Mezzanine: 1180sq.ft.

Services

All mains services available to the property. Three phase, gas, water and drainage

Rateable Value

We understand the rateable value of the property to be £18,500

Price/Rent

Price - £350,000
Rent on Application

Tenure

Long Leasehold for a term of 999 years from 2007.
Ground Rent payable £726.36 p.a.

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE
Michael Blackshaw mb@mbre.space 07792201467



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