

FOR SALE / MAY LET

7,005 sq ft (650.8 sq m)

Self Contained Warehouse / Office



 **SK4 5GA**

Unit 3, Boundary Court

Crossley Road
Stockport
SK4 5GA



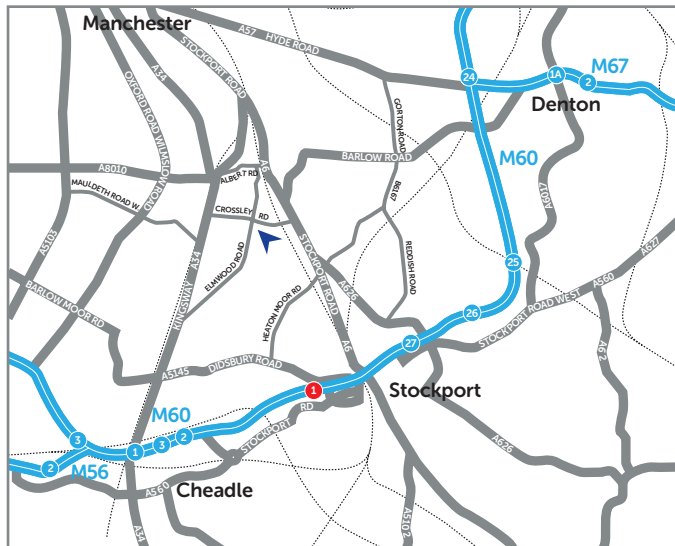
Location

Boundary Court is located off Crossley Road close to its junction with the A6 Wellington Road North, the main arterial route from Stockport to Manchester.

It is approximately 2 miles north of Stockport town centre and 4 miles south of Manchester city centre. Manchester International Airport is approximately 7 miles to the south-west.

It has excellent accessibility to the regional motorway network close to Junctions 1, 26 and 27 of the M60 Motorway.

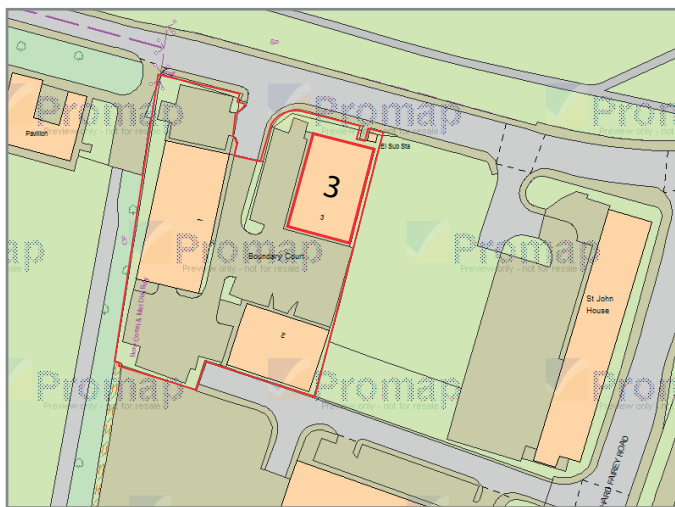
There is an excellent Intercity train service Westcoast Mainline between Stockport and London Euston.



Description

Boundary Court is a high quality warehouse, office and industrial development comprising three modern units constructed approximately 10 years ago. The subject property provides a high quality detached warehouse / office building situated on a secured estate.

The property is of steel frame construction incorporating a PVC coated steel pitched roof and flat panel cladding to all elevations.



Specification

Warehouse

- Pitched roof with PVC roof light
- Open plan accommodation including a store
- One sliding up and over access door
- Sealed concrete warehouse floor
- Gas fire Ambirad heaters
- Sodium lighting
- Eaves 6.5 metres
- KVA - to be confirmed
- WCs and kitchen facilities

Offices

- Two-storey accommodation
- Combination of open plan and cellular
- Excellent quality fit-out
- Plastered, painted and carpeted throughout
- Air handling cassettes
- CAT2 fluorescent strip lights throughout
- Kitchen
- Intruder and fire alarm

External

- Substantial shared yard and car parking

Accommodation

	Sq ft	Sq m
Ground Floor Warehouse	5,202.7	483.4
Ground Floor Offices	892.7	82.9
First Floor Offices	909.6	84.5
Total	7,005.0	650.8

Business Rates

The Rateable Value of the property equates to £38,785 and is described as workshop, office and premises.

The rates payable for 2016/2017 equates to approximately £19,004.

Terms

The property is offered preferably for sale or alternatively on a Leasehold Basis.

Legal Costs

Both parties are to be responsible for their own legal costs incurred in this transaction.

VAT

Unless otherwise quoted, all prices and rentals are exclusive of but may be liable to VAT.

Rent / Price

On application.

Energy Performance Certificate

An Energy Performance Certificate (EPC) is available on request.

Viewings

Please contact Rick Davies, Davies Harrison - 0161 236 9999.

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