

# TO LET

## 9,323 sq ft (866 sq m)

### Self Contained Industrial / Warehouse Unit



## Unit 13, S:Park

**Hamilton Road  
Stockport  
SK1 2AE**



## Location

Overlooking Junction 27 of the M60 S:Park commands a prominent, visible and accessible location. Opposite Tesco Extra, adjacent to Reddish Vale Country Park and within a short distance of Stockport Town Centre, S:Park is ideally suited to a wide variety of uses.



### Travel Distances

Stockport Town Centre	1.6 miles
Manchester City Centre	5.5 miles
Manchester Airport	6 miles

## Description

Brand new industrial / warehouse unit to let situated on an exciting mixed use business park adjacent to the M60 in Stockport.

## Specification

The specification includes:

- 8.4m clear internal height
- Full height loading doors
- 15% warehouse roof lights
- 37.5kN per sq m minimum floor loading
- First floor mezzanine for storage or fitting out as offices

## Services

All mains services are either available or connected to the unit.

## Accommodation

	Sq ft	Sq m
Ground Floor	7,777	722
First Floor	1,546	144
<b>Total</b>	<b>9,323</b>	<b>866</b>

## VAT

All prices and outgoings quoted are exclusive of, but will be liable to, VAT at the prevailing rate.

## Terms

Upon application.

## Rateable Value

The Rateable Value of the property equates to £45,750 and is described as warehouse and premises.



## Legal Costs

Each party is to bear their own legal costs.

## Viewing

For further information please contact:

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