

A DEVELOPMENT BY

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BatterseaPoint

Heaton Mersey Industrial Estate | Stockport | SK4 3EA

QUALITY NEW BUILD WAREHOUSE / INDUSTRIAL FACILITY

TO LET - 33,000 sq ft (3,065.78 sq m) on a site of 1.97 acres

ENTER





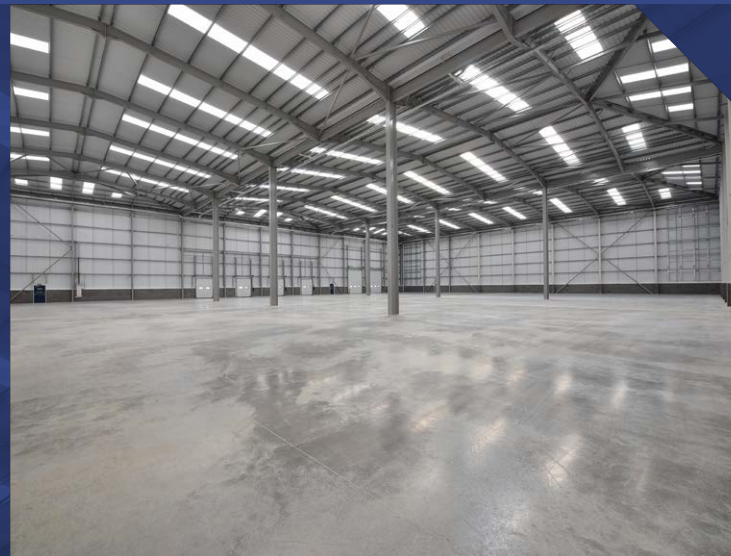
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**QUALITY NEW BUILD
WAREHOUSE / INDUSTRIAL FACILITY**

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Specification

A speculative new build warehouse / industrial unit is proposed and will offer the following specification



COMPOSITE
ROOF CLADDING
INCLUDING CIRCA
10% TRANSLUCENT
ROOFLIGHTS

10m

IOM TO
UNDERSIDE OF
EAVES HAUNCH



2 NO. DOCK
LEVELLERS AND
2 NO. DRIVE-IN
DOORS



FM2 FLOOR
SLAB TO ACHIEVE
50KN / M2



COMPOSITE WALL
CLADDING WITH
ALUMINIUM POWDER
COATED CURTAIN
WALLING TO OFFICES



FIRST FLOOR OFFICE
ACCOMMODATION



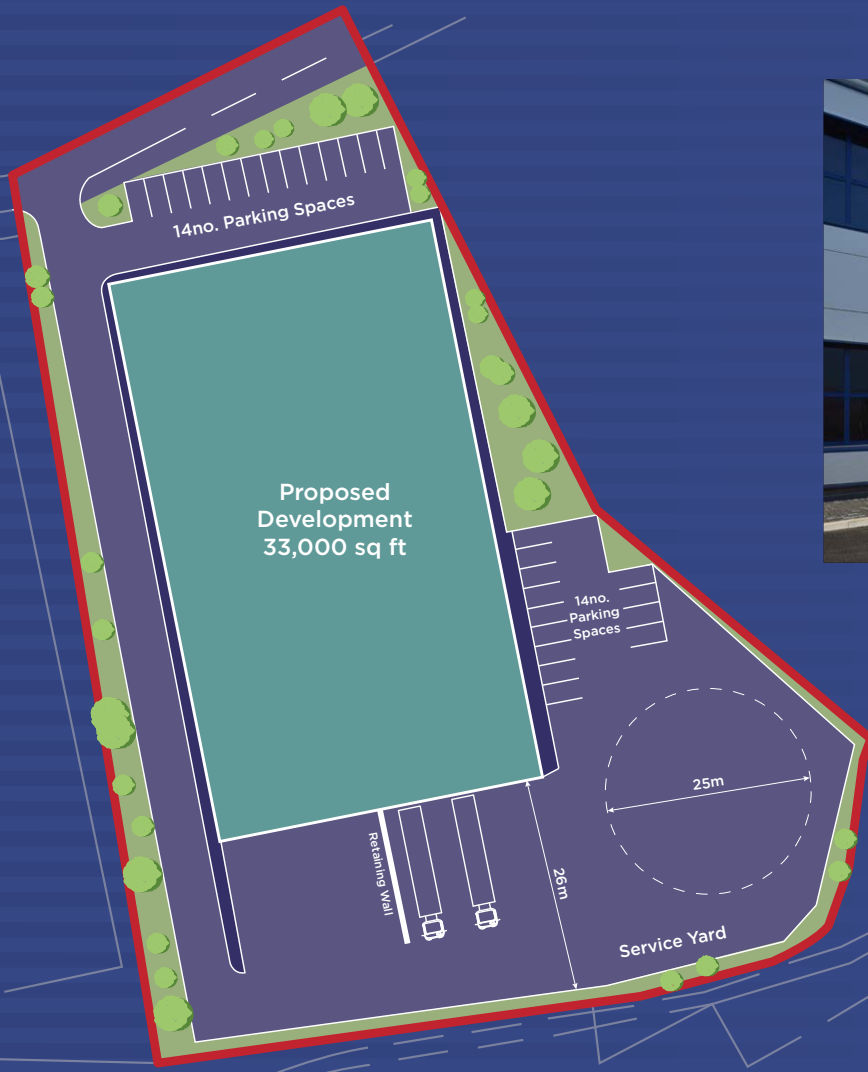
FEATURE ENTRANCE
TO OFFICE AREA



SUBSTANTIAL
YARD



25M TURNING
CIRCLE



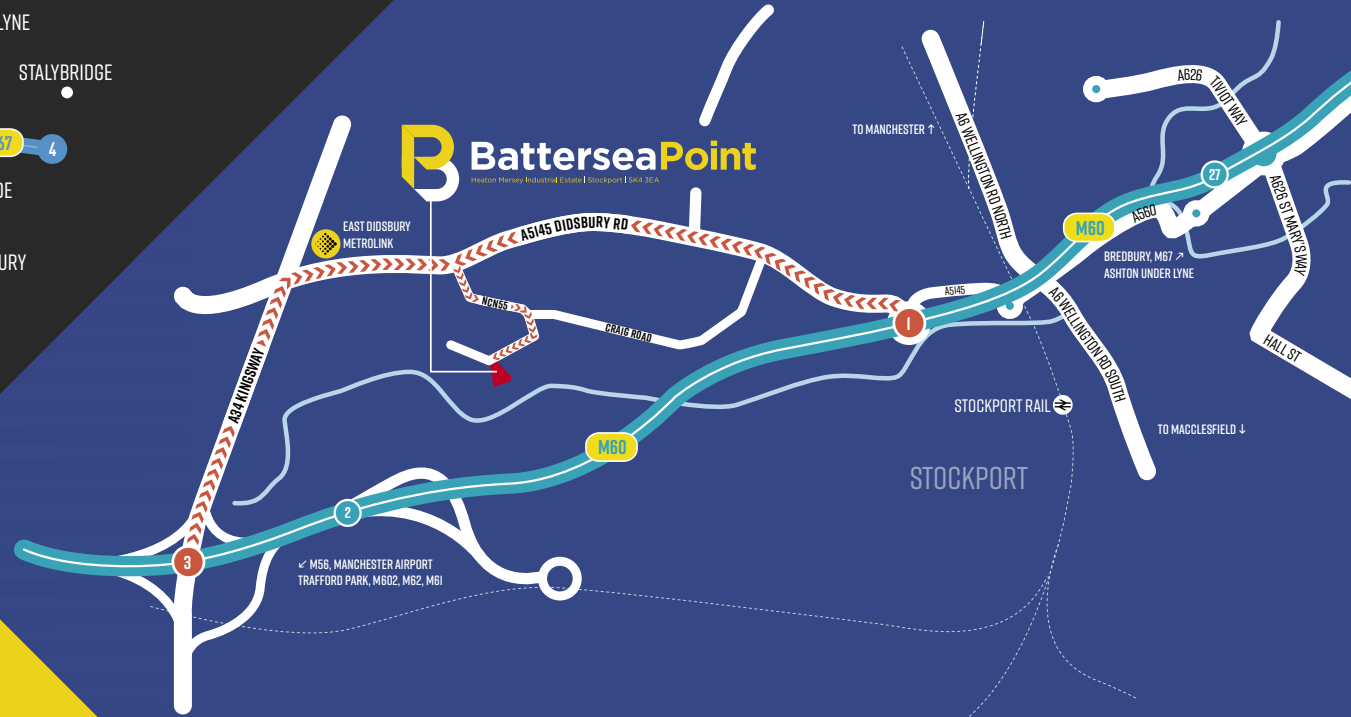
Accommodation

USE	SQ FT	SQ M
Ground Floor Warehouse	29,500	2,740.62
Ground Floor Lobby	500	46.45
First Floor Office	3,000	278.71
TOTAL	33,000	3,065.78

Location

The development is situated on Battersea Road which is part of the established Heaton Mersey Industrial Estate and is accessed from the A5145 Didsbury Road near Station Road and Vale Road.

Access to the national motorway network is provided by Junctions 1 and 3 of the M60 Motorway which is 1.5 miles from the development. East Disbury Metrolink station is 0.6 miles to the north west.



Position yourself with like minded companies:



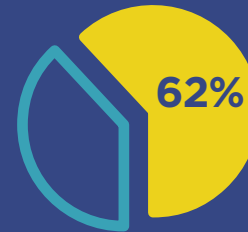
Stockport In Brief



STOCKPORT IS HOME TO A TOTAL
POPULATION OF 286,800
(ONS, MYPE, 2014)



118,600 PEOPLE
ARE EMPLOYED WITHIN STOCKPORT
(BRES 2013)



176,700 INDIVIDUALS
OF THE BOROUGH'S POPULATION
ARE OF WORKING AGE
(ONS, MYPE, 2014)



MANCHESTER AIRPORT
IS 6 MILES (11 MINS) BY ROAD
(GOOGLE MAPS)



11,835 BUSINESSES
THE SECOND HIGHEST FIGURE IN
GREATER MANCHESTER



142,700 (81.5%)
OF STOCKPORT'S WORKING AGE
POPULATION ARE ECONOMICALLY ACTIVE
(APS, JANUARY - DECEMBER 2014)



STOCKPORT HAS HISTORICALLY EXPERIENCED
**HIGH ECONOMIC
ACTIVITY LEVELS**
COMBINED WITH LOW UNEMPLOYMENT



**MANCHESTER AIRPORT
EASTERN LINK ROAD**
IS NOW COMPLETE

Gallery

All gallery images contained have been developed and constructed by Marshall Construction and Commercial Development Projects.



Services

We understand that mains services will be available to the property including three phase electricity, gas, mains water and drainage.

Rateable Value

Occupiers will be responsible for the payment of business rates. The unit will be assessed for business rates when completed.

Planning

The property will be restricted to uses falling within Classes B1, B2 and B8 of the Use Class order. Interested parties should make their own enquiries of the Local Planning Authority.

Terms

The warehouse / industrial unit will be available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

Upon application.

Davies Harrison for themselves and/or the Vendors or Lessors of this property whose agents they are give notice that: (1) The particulars do not constitute any part of an offer or contract. (2) The agents do have an interest. (3) All statements contained in the particulars as to the property are made without responsibility on the parts of Davies Harrison or Vendors or Lessors. (4) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves by investigation or otherwise as to the correctness to each of them. No person in the employment of Davies Harrison has any authority to make or give any representation or warranty whatever in relation to this property. NOVEMBER 2018.

VAT

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

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Contacts

For further information or to arrange a viewing please contact:

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