

# TO LET

Secure site

1.97 acres (0.797 ha)

- 1.5 miles to Jct 1 M60 Motorway
- Close to Stockport town centre
- Excellent business park location
- Ideal for open storage / haulage yard / plant hire / car storage, etc.
- Available for immediate occupation



Open Storage Yard

**Land at Battersea Road**  
**Heaton Mersey Industrial Estate**  
**Stockport**  
**SK4 3EA**



**DAVIES  
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**0161 236 9999**

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# Battersea Road

Heaton Mersey Industrial Estate, Stockport, SK4 3EA



## LOCATION

The site 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 Value Road.

Transport links to the site are excellent. Access to the national motorway network is provided by Junctions 1 and 3 of the M60 Motorway 1½ miles from the site, East Didsbury Metrolink station is 0.6 miles to the north west and Manchester Airport lies 6 miles to the south with the new Manchester Airport Eastern Link Road now complete.

## DESCRIPTION

Fully secure site.

Ideal for tenants requiring open storage / haulage yard / plant hire / car storage, etc.

## ACCOMMODATION

The site measures 1.97 acres (0.797 hectares).

## SERVICES

We understand that mains services will be available to the site.

## FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT

RICK DAVIES

Director

07831 658804

rick@daviesharrison.com

JOHN HARRISON

Director

07767 648094

john@daviesharrison.com



## RATEABLE VALUE

Occupiers will be responsible for the payment of business rates. Any interested parties should make their own enquiries of the Local Rating Department.

## PLANNING

The site is situated in an Employment Area. We advise any interested parties to make their own enquiries with the Local Planning Authority.

## TERMS

The site is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENT

Upon application.

## 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.