

# TO LET

5,415 sq ft (503.06 sq m)

Plus Mezzanine Offices of 692 sq ft (64.25 sq m)

Overall Total 6,107 sq ft (567.31 sq m)

- High specification industrial / warehouse unit
- Quality offices
- Available for immediate occupation
- Good access to Junction 1 of M60 Motorway



High Quality Mid-Terrace Warehouse

## Rugby Park – Unit 2

### Heaton Mersey Industrial Estate

### Battersea Road

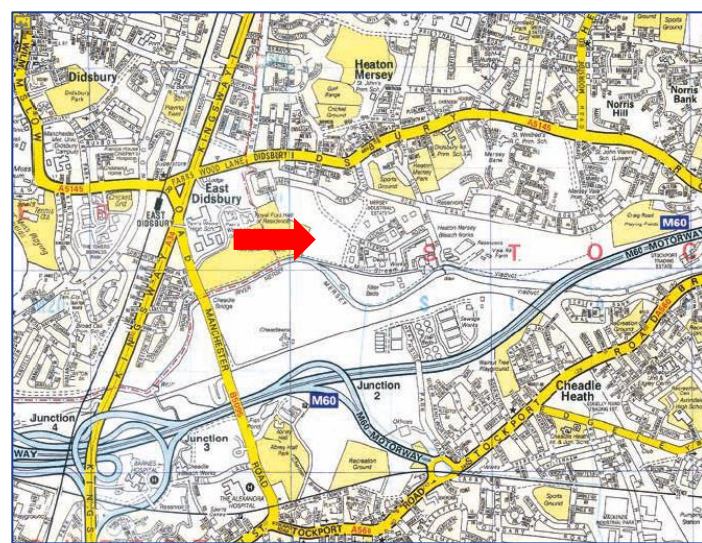
### Stockport

### SK4 3EB

**dh** DAVIES HARRISON  
REAL ESTATE

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## LOCATION

The Rugby Park scheme is located in Heaton Mersey approximately 7 miles to the south of Manchester City Centre and 2 miles to the west of Stockport Town Centre.

The Estate is located to the south of the A5145 Didsbury Road leading from the A34 Kingsway dual-carriageway which connects Manchester City Centre with the M60 Manchester Orbital Motorway. The property is located within 1½ miles of Junction 1 of the M60 allowing convenient access to the regional and national motorway network.

## DESCRIPTION

The property comprises a high-quality mid-terrace warehouse / industrial building situated on a secured estate. It comprises steel frame construction incorporating a PVC coated steel mono-pitched roof and flat panel cladding to all elevations. It benefits from a substantial shared yard and 9 allocated car parking spaces.

## SPECIFICATION

### Warehouse

- Pitched roof with PVC roof light
- Open plan accommodation including a store
- One sliding up and over door
- Sealed concrete warehouse floor
- Gas fired Ambi-rad heaters
- Sodium lighting
- Mezzanine area
- Eaves 5.06m – 8.84m

### Two Storey Offices

- Combination of open plan and cellular
- Excellent quality fit-out
- Plastered, painted and carpeted throughout
- Air handling cassettes
- Heated via convactor heaters on the first floor
- Kitchen / office / bathroom / shower room / WCs
- CAT2 fluorescent strip lights throughout

## SERVICES

The property is served by all mains service connections.

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

The property is described as “Workshop, Office and Premises” and has a current Rateable Value of £29,950.

Interested parties should make their own enquiries with the Local Rating Department.

## ACCOMMODATION

The premises has the following gross internal area:

	Sq ft	Sq m
Ground Floor Warehouse	2,988	277.56
Ground Floor Office	998	92.75
Mezzanine Storage	431	40.00
First Floor Office / Amenities	98	92.75
<b>Total</b>	<b>5,415</b>	<b>503.06</b>
Additional Mezzanine Offices	692	64.25
<b>Overall Total</b>	<b>6,107</b>	<b>567.31</b>

## PLANNING

Interested parties should make their own enquiries of the Local Planning Authority.

## TERMS

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

## RENTAL

Upon application.

## VAT

All prices are exclusive 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.

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

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