

TO LET

50,000 sq ft (4,654.11 sq m)

- 2 minutes drive from Stockport Town Centre
- Close proximity to M60 Motorway
- Lift and vehicle access to all floors
- Flexible short term occupation considered



Bulk Storage / Warehouse Accommodation

Bryant House

61-63 Wellington Road North
Stockport
SK4 1HS

safestoreTM
self storage

dh DAVIES
HARRISON
REAL ESTATE
0161 236 9999
www.daviesharrison.com

LOCATION

Bryant House is prominently positioned just a two minute drive from the centre of Stockport and is located opposite Belmont Way on Wellington Road (A6) next to Enterprise Rent-a-Car.

The property adjoins the Manchester to London railway to the rear and is seen as a Stockport Landmark Building. The property is 4½ miles from Manchester City Centre and benefits from being in close proximity to Junctions 1 and 27 of the M60 Motorway.

DESCRIPTION

Bryant House is a Grade II Listed building originally constructed in 1877. The whole property extends to circa 200,000 sq ft and offers a variety of storage solutions, offices and warehouse accommodation. Access to warehouse space is available seven days a week.

CURRENT AVAILABILITY











Bryant House offers warehouse storage available in a range of sizes that you can rent on flexible terms.

Current availability is as follows:

	Sq ft	Sq m
Top Floor	50,000	4,654.11

The top floor is accessed via two lifts with an internal ramp also providing access. The clear height is approximately 2.3m. A new roof has recently been installed offering watertight accommodation with electricity and water also available.

BRYANT HOUSE SPECIFICATION

-  24 hour access available
-  Double door access
-  Car parking available
-  Drive up access to each floor
-  Two large goods and passenger lifts
-  Free forklift truck service
-  Key fob entry system
-  Transport options available
-  Deliveries accepted on your behalf
-  High ceiling rooms available

SERVICES

All mains services are available.

24 hour recorded CCTV, fire protection and intruder alarms are connected.

BUSINESS RATES

If applicable, business rates are payable to Stockport Metropolitan Borough Council.

We advise interested parties to make their own enquiries of the Local Authority.

TERMS

The top floor is available by way of a new lease / licence agreement with flexible short term deals considered.

VAT

All prices 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.

VIEWINGS AND FURTHER INFORMATION

If you would like to arrange a viewing, or require any further information, please contact:

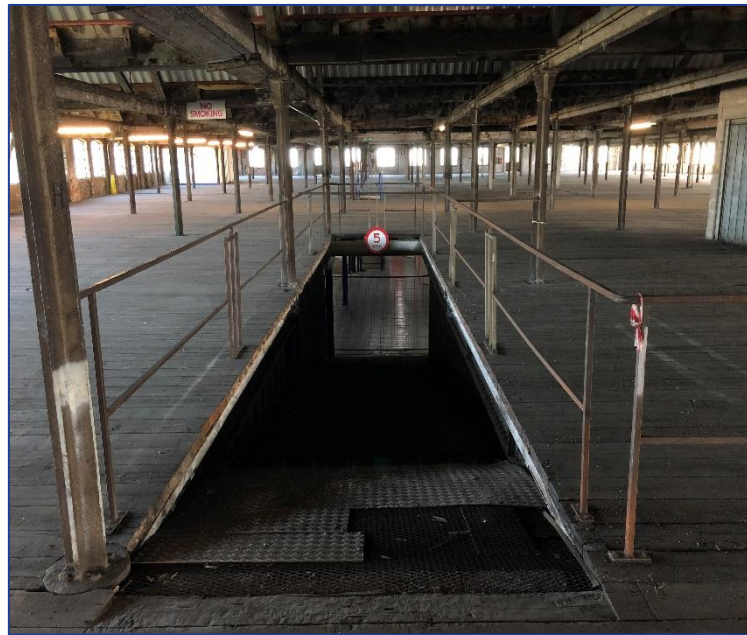
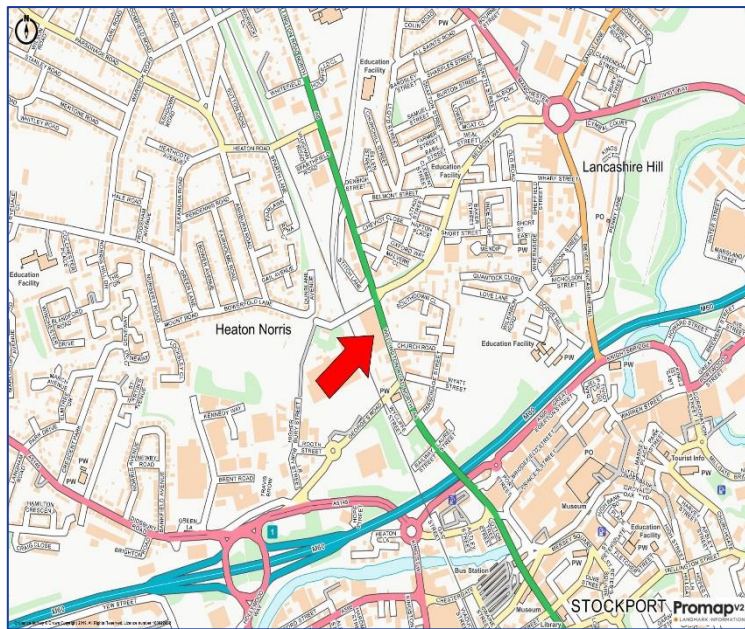
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