

FOR SALE

160,098 sq ft (14,873.46 sq m)

On a site area of 9.731 acres (4.334 ha) - an additional 1.079 acres may also be available (edged blue)

- Substantial Self-Contained Manufacturing Warehouse Facility
- Rare purchase opportunity
- Ideal for owner occupiers, property companies and developers
- Potential residential opportunity
- 6,600 KVA power supply
- 10.5m to underside of haunch
- 19 overhead cranes – up to 30 tonne (available to purchase by way of separate agreement)
- 10 minutes from M60 / M67 interchange

Additional car park / yard

Enter



No. 2 Works, Kenwood Road
Reddish, Stockport, SK5 6PH

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY
0121 638 0500
www.siddalljones.com

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

No. 2 Works, Kenwood Road, Reddish, Stockport, SK5 6PH

HOME

LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

Location

The property is located on Kenwood Road in North Reddish, Stockport.

Kenwood Road is an established industrial area north of Stockport Town Centre and within 10 minutes' drive of the M60 / M67 interchange at Denton.

Mainline rail services are available in Stockport Town Centre, which is on the Manchester Piccadilly to London Euston rail line. Manchester Airport is within 20 minutes' drive.

DRIVE TIMES

Destination	Minutes
M60 / M67 interchange	10
Stockport Town Centre	18
Manchester City Centre	19
Manchester Airport	20



Substantial Self-Contained Manufacturing Warehouse Facility

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Description

The property provides a detached high-bay industrial / warehouse facility constructed circa 1970. The property comprises large open plan industrial / warehouse area with ancillary office and canteen accommodation. The property benefits from an extensive concrete yard and car parking.

The property also includes the following:

Warehouse

- 10.5m to the underside of the haunch
- Concrete floor
- Steel frame incorporating 4 bays
- Combination of PVC coated steel cladding and concrete panels to the elevations
- 6 loading doors
- 19 overhead cranes in all bays (up to 30 tonnes) (available to purchase by way of separate agreement)

Offices

- Single storey
- Combination of cellular and open plan area
- Kitchen and reception
- Works canteen and locker room

External

- Extensive concrete yard
- Staff car parking area



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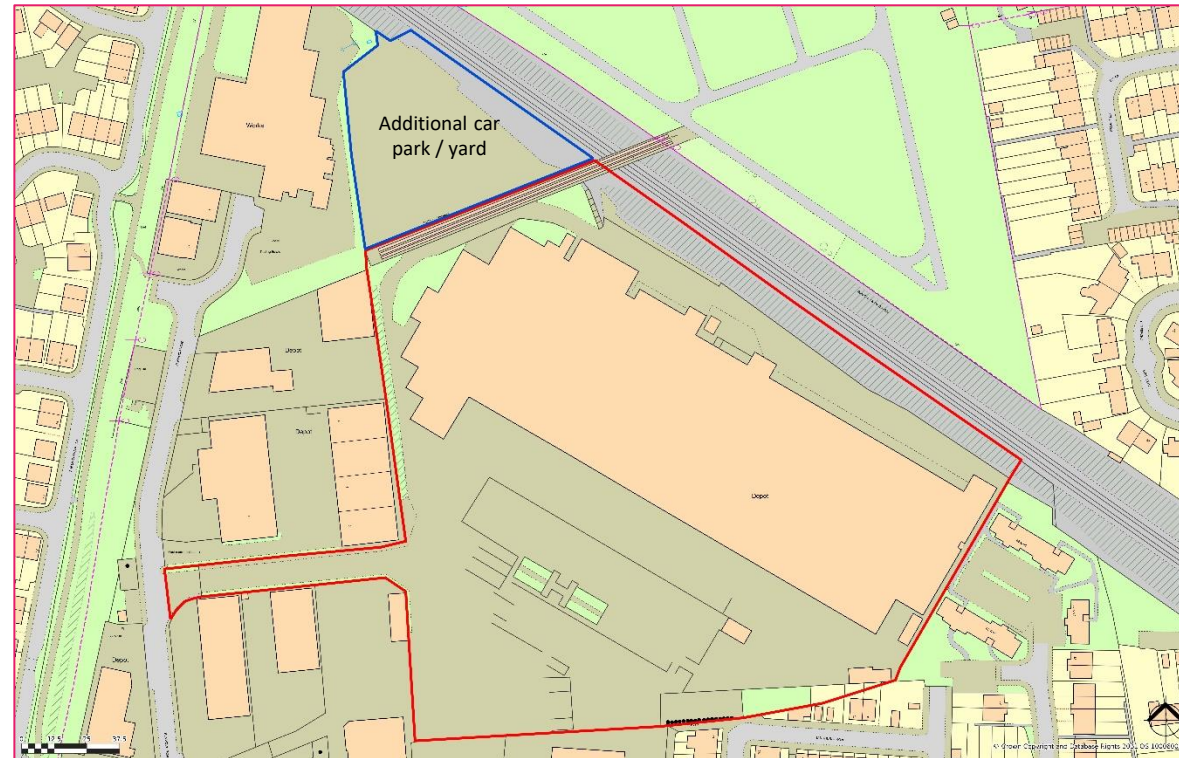
FURTHER INFORMATION

Accommodation

The premises has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area basis as follows:

	Sq ft	Sq m
Office Amenities	4,479	416.11
Warehouse	143,249	13,308.16
Workshop	3,523	327.29
Canteen / Amenities Block	4,508	418.80
Mezzanine (above Canteen)	1,479	137.40
Mezzanine (above Secure Store)	2,860	265.70
Total	160,098	14,873.46
Site Area	9.73 acres	3.937 ha

An additional area of 1.079 acres (0.436 hectares) (edged blue on the site plan) which could be used as an additional car park / yard may also be available to purchase by way of additional agreement.



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INFORMATION](#)

Services

We understand the property is connected to mains electricity, gas, water and mains drainage services.

The site has the benefit of 6,600 KVA power.

Energy Performance Certificate

The property has an energy performance rating of C. A copy of the Energy Performance Certificate is available on request.

Rateable Value

The property is listed as "Factory and Premises" and has a current Rateable Value of £385,000.

We would advise that all interested parties make their own enquiries in relation to rates.

Planning

The property is situated within an established industrial estate.

Interested parties should make their own enquiries of the Stockport Metropolitan Borough Council Planning Department.

Tenure

The property is held freehold under title number GM749172.

Terms

The substantial self-contained manufacturing warehouse facility of 160,098 sq ft on a site area of 9.741 acres (edged red on the plan) is available to purchase on terms to be agreed. The area of 1.079 acres (edged blue on the plan) may also be available to purchase by way of additional agreement.

Price

Upon application.

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.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

FOR FURTHER INFORMATION OR TO ARRANGE A VIEWING PLEASE CONTACT THE JOINT AGENTS

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