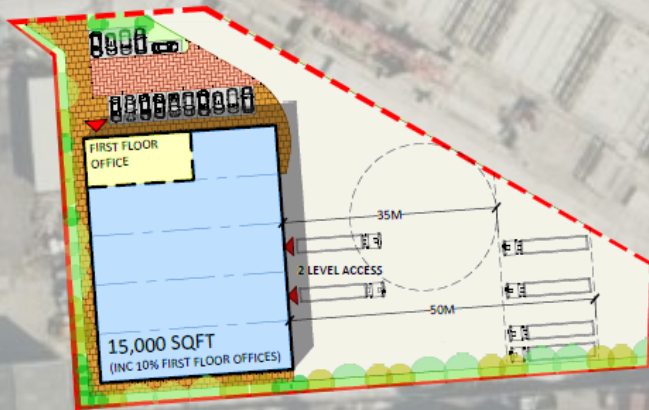


TO LET

15,000 sq ft (1,393.53 sq m)

Preliminary Details

- To be constructed
- 2 no. level access loading doors
- First floor offices
- 10 minutes from M60 / M67 interchange



New Build Industrial / Warehouse Accommodation

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



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.

DESCRIPTION

The property is to be constructed to the following specification:

- Steel portal frame construction
- Concrete floor
- 2 no. level access loading doors
- First floor offices
- WC facilities
- 15 no. car parking spaces
- 50m yard depth
- 35m turning circle

SERVICES

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

RATEABLE VALUE

The premises will need to be assessed upon completion for rating purposes.

We advise interested parties to make their own enquiries with the Local Rating Department.

ACCOMMODATION

The property has been measured on a Gross Internal basis and provides the following:

	Sq ft	Sq m
Warehouse	13,500	1,254.18
First Floor Offices	1,500	139.35
Total	15,000	1,393.53
Site Area	1.1 acres	0.439 ha

EPC

An Energy Performance assessment will be undertaken once the building is practically complete.

PLANNING

The property will be situated within an established industrial estate.

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

TERMS

The property is available To Let by way of a new full repairing and insuring lease for a term of years 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

RICK DAVIES
07831 658804
rick@daviesharrison.com

Edward Siddall Jones
0121 638 0500
info@siddalljones.com

SAM RODGERS
07903 518044
sam@daviesharrison.com

