



# KENWOODPOINT

KENWOOD ROAD // STOCKPORT // SK5 6PH

MRE

MERCIA REAL ESTATE

## TO LET 160,098 SQ.FT.

ON A SITE OF 9.9 ACRES

SUBSTANTIAL MANUFACTURING WAREHOUSE

TO BE REFURBISHED | 6,600 KVA POWER SUPPLY



LOCATION

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

**TO LET 160,098 SQ.FT.**

## WAREHOUSE / INDUSTRIAL FACILITY

- Substantial self-contained warehouse / industrial facility
- To be refurbished
- Specification can be tailored to suit occupier's requirements
- 6,600 KVA power supply
- 10.5m to underside of haunch
- 10 minutes from M60 / M67 interchange
- 19 minutes from Manchester City Centre
- A new build warehouse of 15,000 sq ft is proposed on a site area of 1.1 acres and is available by way of additional agreement



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## LOCATION

The property is located on Kenwood Road in North Reddish, Stockport. Kenwood Road is an established industrial area north of Stockport Town Centre, 10 minutes' drive of the M60 / M67 interchange at Denton and 19 minutes from Manchester City Centre. 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

## MAPS

[Click here.](#)

## LOCATION

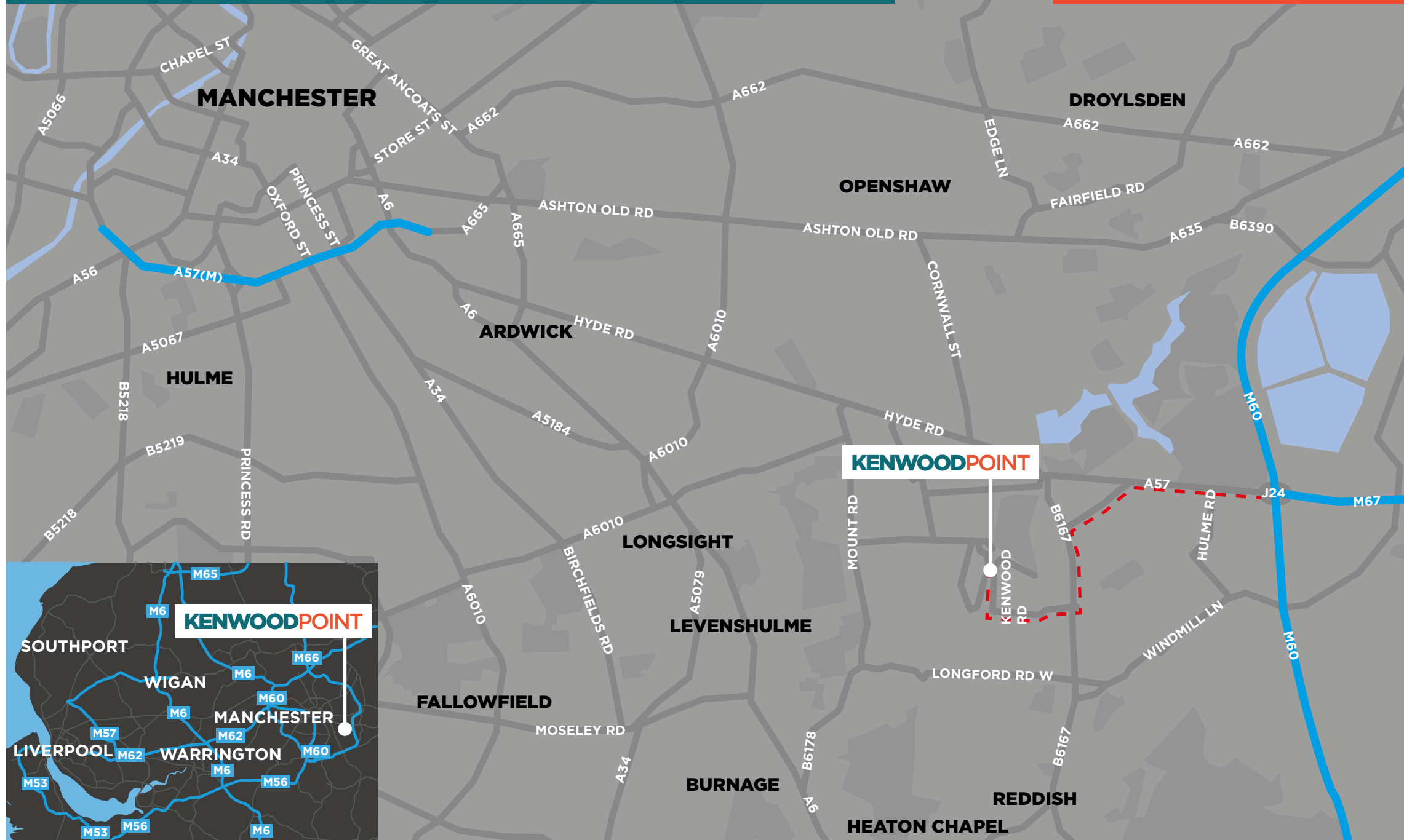
## DESCRIPTION

## ACCOMMODATION

## GALLERY

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## DESCRIPTION

The property provides a detached high bay industrial warehouse facility. It comprises large open plan industrial warehouse area with ancillary office and canteen accommodation benefitting from an extensive concrete yard and car parking.

The property is to be refurbished and the specification can be tailored to suit occupier's specific requirements. It currently includes the following:

### WAREHOUSE

- 10.5 m to the underside of the haunch
- Concrete floor
- Steel frame incorporating 4 bays
- PVC coated steel cladding and concrete panels to the elevations
- 6 loading doors

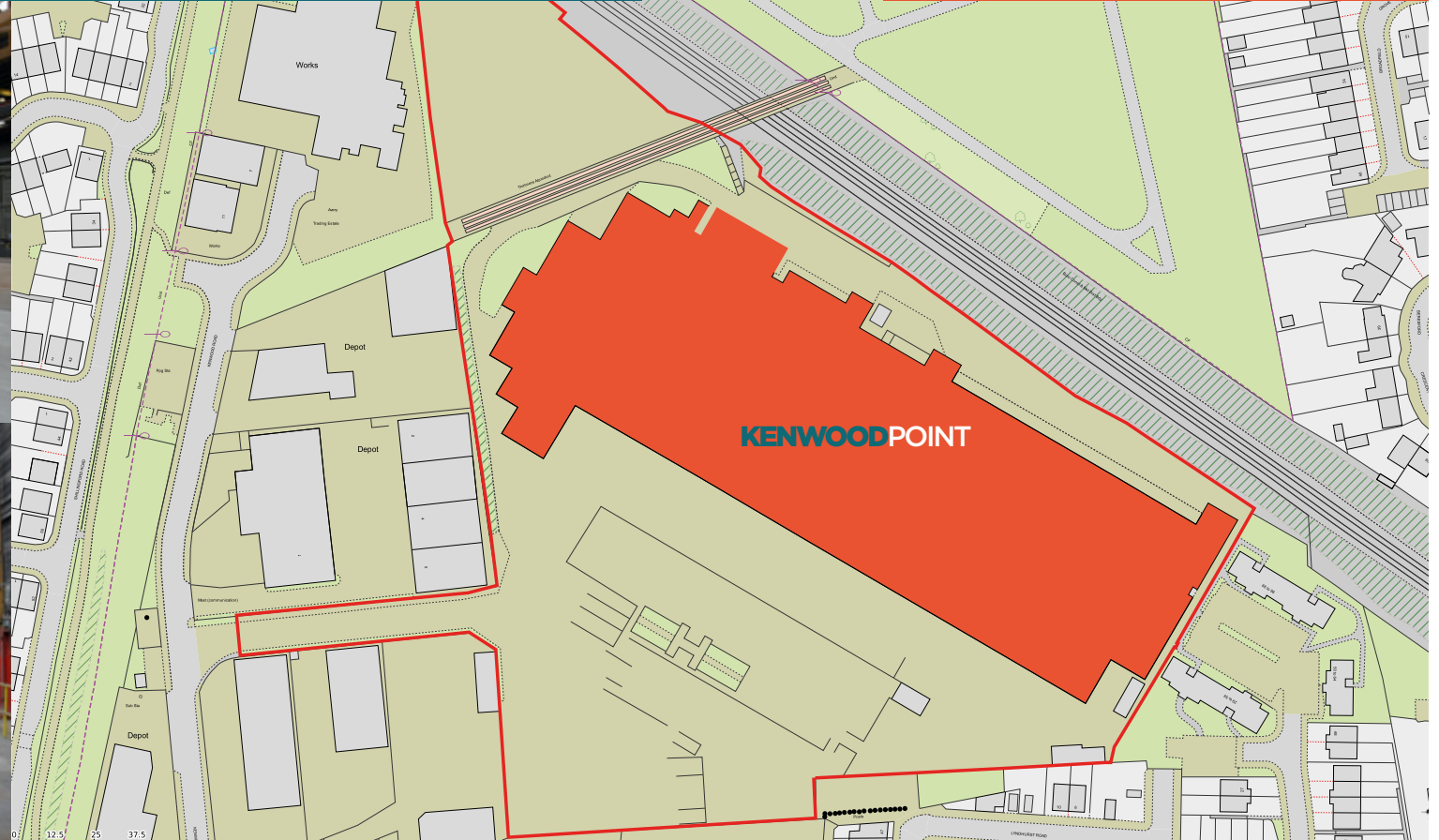
### OFFICES

- Single storey
- Cellular and open plan areas
- Kitchen and reception
- Works canteen and locker room

### EXTERNAL

- Extensive concrete yard
- Staff car parking area





## ACCOMMODATION

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

A new build warehouse of 15,000 sq ft (1,395.54 sq m) is proposed on part of the site and is available to lease by way of additional agreement.

	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
<b>Total</b>	<b>160,098</b>	<b>14,873.46</b>
<b>Site Area</b>	<b>9.9 acres</b>	<b>4.0 ha</b>



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## FURTHER INFORMATION

### SERVICES

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

### POWER

The site has the benefit of 6 600 KVA power.

### EPC

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

### RATEABLE VALUE

The property has a current Rateable Value of £385,000. We would advise that all interested parties make their own enquiries in relation to rates with the Local Authority.

### 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.



### TERMS

The substantial self contained manufacturing warehouse facility is available to lease on a full repairing and insuring basis on terms to be agreed.

The proposed new build warehouse of 15,000 sq ft is also available to lease by way of additional agreement.

### RENT

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.

## CONTACT

For further information, or to arrange to view the property, please contact:



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