

TO LET

2,975 sq ft (276 sq m)

- Highly sought-after prominent location
- Excellent road links
- Close to J25 of the M60 Motorway
- Substantial quality office accommodation
- Ideal for trade counter uses
- To be fully refurbished



High Quality Warehouse / Office Facility

Bredbury Court – Unit 2

Ashton Road

Bredbury

Stockport SK6 2QB

LOCATION

The property is located within Bredbury Court, a modern well established business park located on the A6017 Ashton Road.

Ashton Road is located within 0.3 miles of Junction 25 of the M60 Motorway, 2 miles from Stockport Town Centre, 6 miles south-east of Manchester City Centre and 5 miles from Manchester Airport.

DESCRIPTION

A mid-terrace warehouse / office facility with the following specification:

- Warehouse / workshop and offices on the ground floor
- Eaves height ?
- Roller shutter door access
- Canteen / kitchen / toilet facility
- Combination of open plan and cellular office accommodation to the first floor
- Lighting throughout
- Air conditioning to offices
- KVA to be confirmed

ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Ground Floor		
Warehouse	597	55
Workshop / Kitchen	904	84
Offices	301	28
Ground Floor Total	1,802	167
First Floor Office	1,173	109
Total	2,975	276

EPC

An Energy Performance Certificate is available upon request.

SERVICES

We understand that mains services are available to the property including three phase electricity, gas, mains water and drainage.

RATEABLE VALUE

The property is listed in the current Rating List as "Warehouse, Office and Premises" and has a Rateable Value of £10,500 however this is due to be re-assessed.

We advise interested parties to make their own enquiries of the local Rating Department.

PLANNING

The property is located within an established business park.

Interested parties should make their own enquiries of the local Planning Department.

TERMS

The property is available to lease on a full repairing and insuring basis with 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.

FURTHER INFORMATION

For further information, or to arrange a viewing, please contact:

RICK DAVIES

07831 658804

rick@daviesharrison.com

