

TO LET

Industrial / storage site of 1.93 acres (0.78 ha)



- 1.5 miles to Jct 1 M60 Motorway
- Close to Stockport town centre
- Excellent business park location
- Ideal for open storage / haulage yard / plant hire / car storage, etc.
- Available for immediate occupation

Fully secured, surfaced yard with office accommodation

Land at Battersea Road
Heaton Mersey Industrial Estate
Stockport
SK4 3EA

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



LOCATION

The site is situated on Battersea Road which is part of the established Heaton Mersey Industrial Estate and is accessed from the A5145 Didsbury Road near Station Road and Vale Road.

Transport links to the site are excellent. Access to the national motorway network is provided by Junctions 1 and 3 of the M60 Motorway 1½ miles from the site, East Didsbury Metrolink station is 0.6 miles to the north west and Manchester Airport lies 6 miles to the south with the new Manchester Airport Eastern Link Road now complete.

DESCRIPTION

Fully secure and level site including portacabin office accommodation and floodlights.

Ideal for tenants requiring open storage / haulage yard / plant hire / car storage, etc.

ACCOMMODATION

The site measures 1.93 acres (0.78 hectares) and houses portacabin office accommodation of 3,477 sq ft (323 sq m).

SERVICES

The site is fully serviced including electricity, water and mains drainage.

RATEABLE VALUE

The site is listed in the current Rating List as “Land Used for Storage and Premises” with a current Rateable Value of £46,000. The rates payable for 2023 / 2024 equates to £23,552.

Interested parties should make their own enquiries of the Local Rating Department.

PLANNING

The site has planning permission for industrial use.

We advise any interested parties to make their own enquiries with the Local Planning Authority.

TERMS

The site is available by way of a full repairing and insuring lease for a term to be agreed.

RENTAL

Upon application.

VAT

All prices are quoted 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, two we are required to conduct checks on all tenants. Prospective tenants will need to provide proof of identity and residence.

FOR FURTHER INFORMATION, OR TO ARRANGE A VIEWING, PLEASE CONTACT:

RICK DAVIES
07831 658804

rick@daviesharrison.com

JOHN HARRISON
07767 648094

john@daviesharrison.com

MAX SEED
07712 425189

max@daviesharrison.com

