

TO LET



RogerHannah

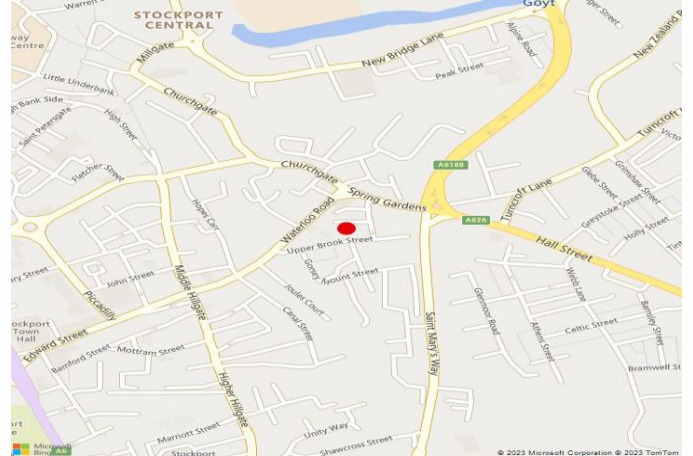


Unit 12/12A Waterloo Industrial Park, Stockport, SK1 3BP

Ground Floor Industrial Unit and
First Floor Office
1,450 Sq Ft (134.7 Sq M)

- Town Centre Location
- Dedicated Parking
- Modern Fit-Out
- NO CAR RELATED USE





Location

The units are located within Waterloo Industrial Park, situated on Upper Brook Street within close proximity to Waterloo Road and Spring Gardens near to Stockport Town Centre. Mersey Way shopping centre is approx 0.5 miles north west. Junction 1 of the M60 motorway is approx 1 mile to the west.

Description

The property comprises of a ground floor, open plan industrial unit of steel portal frame construction with part brickwork and part clad elevations under a pitched roof. The first floor comprises modern offices with suspended ceiling, kitchen and WC but does have solid concrete floor. The unit also benefits from:

- Three phase electric supply or ability to have
- Gas supply
- Roller shutter door
- Four parking spaces

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice to provide the following floor area:

Unit 12	Ground	725 sq ft	(67.5 sq m)
Unit 12A	First	725 sq ft	(67.5 sq m)
Total		1,450 sq ft	(135 sq m)

Asking Rent

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of £14,000 per annum + VAT

Business Rates

Rateable Value: £8,200

Eligible for full SBRR if applicable

EPC

12 Ground E (I25)

12A First D (95)

VAT

VAT is applicable on this property.

Legal Costs

Each party are to be responsible for their own legal costs.

Service Charge

Service charge 23-24: £993.83 pa

Insurance 23-24: £1,043.20 pa

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

E: danrogers@roger-hannah.co.uk

Date of Preparation

31 August 2023