

TO LET

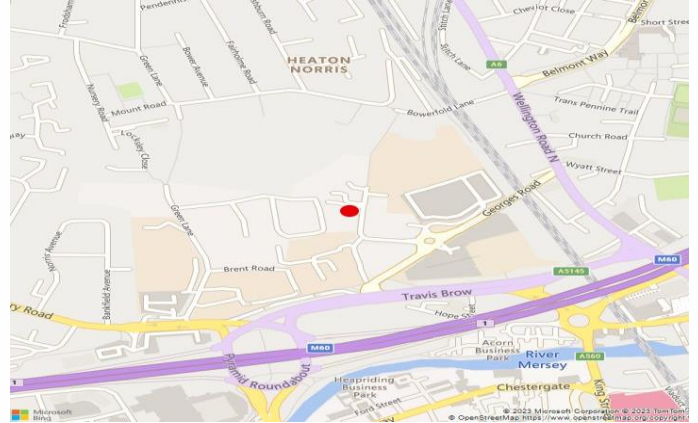


Higher Bury Street, Stockport, Cheshire, SK4 1BJ

High Quality Self-Contained
Industrial & Office Complex
8,772 Sq Ft (814.92 Sq M)

- Adjacent to Junction 1 - M60 Motorway
- Constructed in 2004
- Roller Shutter Access
- High Quality Offices
- Fully Secure Facility on 0.41 Acres





Location

The property is situated fronting onto Higher Bury Street in an established industrial location close to Junction 1 on the M60 motorway in Stockport which is readily accessible. Higher Bury Street is a cul-de-sac which leads to the service entrance to a large B&Q store situated adjacent. In close proximity there are a number of industrial properties as well as a large Decathlon Superstore.

Stockport is a large town in Greater Manchester. It is situated 6 miles (10km) South East of the centre of Manchester.

Description

The property comprises a modern two storey industrial unit/office and an older style single storey industrial unit situated on a site extending to approximately 0.41 acres. The two storey unit is situated to the front of the site. It was constructed in approximately 2004 and is of steel portal frame construction with part brick/block and part profile metal clad elevations under a pitched profile metal roof. The ground floor is of solid construction with the first floor of suspended concrete. The windows are metal framed double glazed.

The ground floor is split level with a separate staircase between levels. It comprises a reception with stairs to first floor, a number of individual rooms, toilets, brew room, shower room and warehouse. On the first floor it comprises a number of offices, kitchen/mess room and toilets.

The older industrial unit is approximately rectangular shaped and is situated to the rear left of the site. It is single storey and is of conventional brick construction under a part pitched profile metal roof, supported by steel truss frames and part mono pitch profile metal roof. It is currently sub divided into three sections. Two of the sections have concertina doors with the other having a roller shutter.

There is a yard area which is currently marked out as a car park.

Accommodation

Two Storey Building	SQ.FT.	SQ.M.
Ground Floor	2,877	267.24
First Floor	2,877	267.24
TOTAL	5,753	534.48
Industrial Unit	SQ.FT.	SQ.M.
	3,018	280.34
TOTAL	8,772	841.92

Asking Rent

£70,000 per annum exclusive of VAT.

Business Rates

The Current Rateable Value of the site is £43,650 providing a rates liability of £22,248 per annum.

EPC

The property has an Energy Rating C.

VAT

VAT will be applicable at the appropriate rate.

Viewing & Further Information

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

Julien Kenny-Levick

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Date of Preparation

26 January 2024