

TO LET



RogerHannah

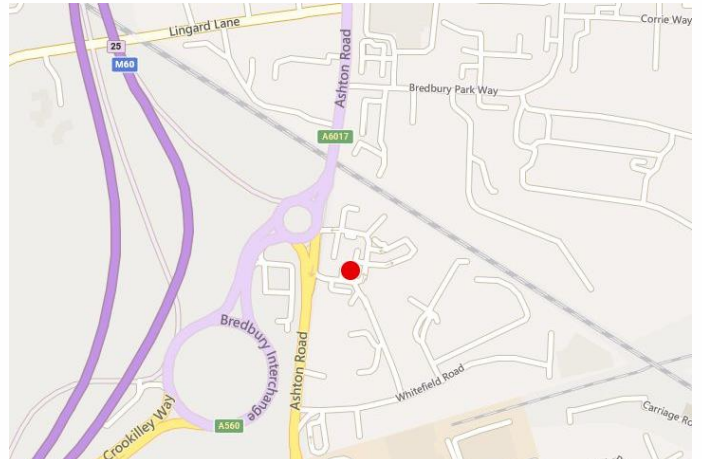


Omega Works, Oldmoor Road, Bredbury, Stockport, SK6 2QE

Industrial Unit Available
4,138 Sq Ft (384.42 Sq M)

- Located in an Established Industrial Area
- Close Proximity to to the M60 Motorway
- Available Now





Location

Omega Works is ideally located Bredbury, within Stockport, offering excellent connectivity and a prime business environment. Situated just off the M60 motorway, the location provides easy access to key transport links, including nearby train stations with direct routes to Manchester and beyond.

Description

The available unit consists of a single-storey industrial unit with a steel frame construction and beneath a pitched corrugated sheet metal roof incorporating translucent roof panels. Internally, the unit offers an open-plan warehouse with storage and WC facilities. The unit is located on a yard area shared with one other unit and is secured with gates providing ample security and parking. Access is via a personnel entrance secured behind an electric roller shutter, and the large loading bay with concertina door allows for deliveries. Internal specifications feature fluorescent strip lighting and a hard floor surface. Mains services include electricity, gas, and water, which are directly supplied and billed separately from the rent.

Accommodation

Measured in accordance with RICS Property Measurement (2nd Edition) to provide the following approximate Gross Internal Area:

4,138 Sq Ft / 384.57 Sq M

Business Rates

We advise all interested parties make their own enquiries with the Valuation Office Agency.

Asking Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at a Rental of £31,000 per annum plus VAT.

Property Insurance

The Property Insurance is payable by the Tenant and is reviewed on an annual basis. The Renewal date for the policy is 20/07/2025, at which point the new premium will be apportioned to Tenants. The current apportionment is £1,589.21 per annum plus VAT

EPC

A copy of the EPC's are available on request.

Legal Costs

A fixed Legal Fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of Tenancy Agreement.

VAT

VAT is applicable on this property.

Viewing & Further Information

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

Robyn Egan

T: 0161 429 1674

E: robynegan@roger-hannah.co.uk

Date of Preparation

06 January 2025