



TO LET

**Unit 5 Bankside Business Park
Coronation Street
Stockport
SK5 7PG**



Modern end of terrace industrial unit on secure estate

- 2,564 sq ft (238.25 sq m)
- 7.7 m Eaves height
- Sectional Up and over doors
- Communal yard area
- Self contained secure and gated site
- High quality fitted and carpeted offices
- 1 mile from J27 of M60
- Amenities closeby including Greggs, Asda, McDonalds and local shops.

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Commercial Property
Advisers and Agents



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0161 234 0777

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LOCATION

The unit is located on Bankside Business Park, which is on the south side of Coronation Street in the South Reddish area of Stockport. Junction 27 of the M60 Motorway is easily accessible approximately 1 mile south east. Stockport Town Centre is approximately 1.5 miles to the south, whilst Manchester City Centre is approximately 6 miles north west. Manchester Airport is approximately 8 miles south east.

DESCRIPTION

The unit is built to a high modern standard and are of steel portal frame construction, with blockwork elevations clad in steel sheet with steel sheet roofs.

Units 5 is an end of terrace unit has an open plan in layout, with a communal office, wc and kitchen facilities. It has a sectional up and over door and an eaves height of 7.7metres.

Externally there is a communal yard area and allocated car parking for 5 cars. The site is fully gated and secure.

ACCOMMODATION

Measured on a gross internal basis we estimate the accommodation extends to the following approximate areas.

	SQ FT	SQ M
Warehouse	2,163	201
Mezzanine	401	37.25
Total	2,564	238.25

RATEABLE VALUE

£13,750

SERVICES

All mains services are connected to the premises.

TERMS

The property is available to rent on a full repairing and insuring basis for a term of years to be agreed.

RENT

Our clients are seeking an initial rent of £18,500 per annum excl.

SERVICE CHARGE

There is a small quarterly charge for the upkeep of the common parts of the estate eg landscaping, lighting and security this is currently £415.00 per quarter.

VAT

Will be applied at the prevailing rate.

EPC

Available upon request.

VIEWING

Via the sole agents TFC on 0161 234 0777.



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