



TO LET

8a Newby Road
Newby Road Ind. Estate
Hazel Grove
Stockport
SK7 5DA



Newly refurbished warehouse, with trade counter/showroom/offices on large secure site.

- 24,608 Sq Ft (2,286.17 Sq M)
- Popular estate
- Recently Refurbished
- Double bay warehouse
- LED Lighting
- 1.15 Acre Site (0.465 Ha)
- 1 mile from A6 MARR

Centurion House, 129 Deansgate,
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www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



TO LET/MAY SELL

0161 234 0777

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Newby Road Ind. Estate
Hazel Grove
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SK7 5DA**

LOCATION

Newby Road Industrial Estate is a popular industrial, distribution & trade location. It is well located for the densely populated South Manchester marketplace. The property is prominently positioned on Newby Road opposite Jewsons

- A6 MARR- 1 mile
- M60, Junction 1 - 3.6 miles
- Manchester City Centre - 5.5 miles
- Manchester Airport - 7.3 miles
- Adjacent occupiers - Music Magpie, Fletcher Stewart, Delta Power and Jewsons

SPECIFICATION

The property comprises a recently refurbished double bay warehouse of portal frame together with high quality open plan two storey offices. The property is ideal for manufacturing, trade counter and distribution use.

- New roof
- LED Lighting throughout
- Suitable for trade counter and showroom use
- Secure site
- Double bay warehouse
- 4.63 m eaves (7.17m at the apex)

TERMS

Our clients are seeking a full repairing and insuring lease for a term of years to be agreed incorporating regular rent reviews.

RENT/PRICE

£147,500 per annum excl. Price on application

VAT

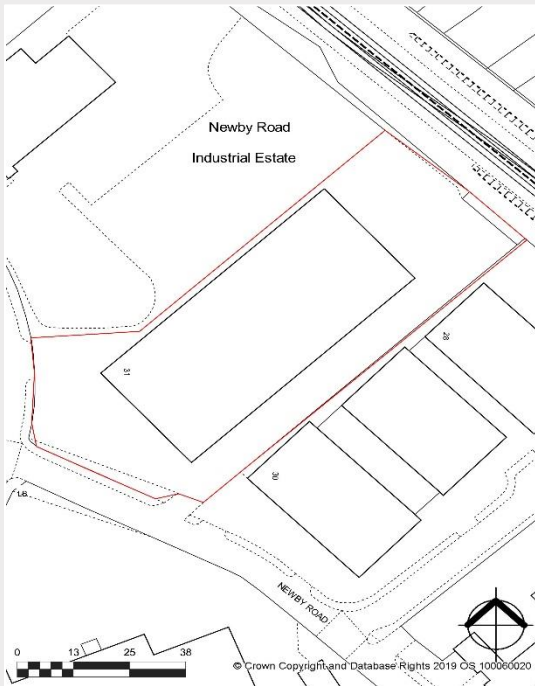
Will be charge on all outgoings at the prevailing rate.

EPC

Available upon request.

VIEWING

Via the joint agents TFC on 0161 234 0777 or MBRE on 0161 850 1111.



ACCOMMODATION

Measured on a gross internal basis, the building provides the following areas: -

Area	Sq M	Sq ft
Warehouse incl. trade counter/ showroom & toilets	1,819	19,582
Ground floor offices	184	1,983
First floor offices	283	3,043
Total	2,286	24,608

Site area 1.15 Acres (0.465 Ha).

RATEABLE VALUE

£72,000.00

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