

A HIGH QUALITY INDUSTRIAL/ WAREHOUSE FACILITY

Unit A, Park Gate Close, Bredbury Park Way, Bredbury Industrial Estate, SK6 2SZ

RIDLEYTHAW

- **Prominent frontage**
- **Ideal last mile/ trade counter facility**
- **Self-contained site**
- **Ample parking & external yard area**



TO LET

18,711 sq.ft (1,738.38 sq.m)

DESCRIPTION

The subject property comprises a high-quality warehouse with two storey offices located to the front of the property and an extensive mezzanine floor.

There is plenty of dedicated parking to the front of the site and the site also benefits from 2 roller shutter doors and a secure yard area to the rear.

The unit is constructed to a high-quality specification which includes the following features:

- Steel Portal Frame
- Electric Roller Shutters
- Ground Floor and First Floor Offices
- 3 Phase Electricity

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area as follows:

Warehouse/ Offices	13,374 sq.ft	(1,242.52 sq.m)
Mezzanine	5,337 sq.ft	(495.86 sq.m)
Total	18,711 sq.ft	(1,738.38 sq.m)



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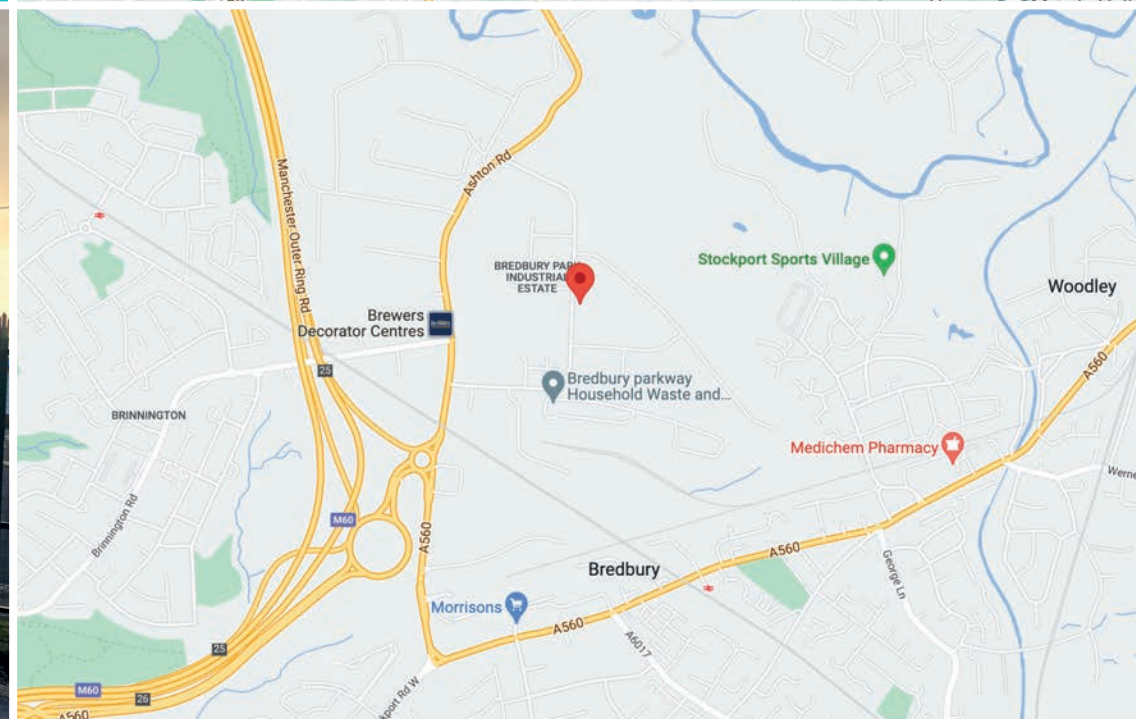
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LOCATION

The subject property is prominently located on Bredbury Park Way within the ever popular Bredbury Industrial Estate.

It has excellent road connections with Junction 25 of the M60 orbital motorway approximately 0.5 miles to the southwest.

The property is located within close proximity to Stockport Town Centre and is approximately 6 miles southeast of Manchester City Centre.



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PROPOSAL

TO LET

TERM

The unit is available by way of a new full repairing and insuring lease for a term to be agreed.

BUSINESS RATES

The property is currently assessed as follows:

Rateable Value £54,000 and therefore the rates payable for 2022/23 is £27,648.00.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

All prices are exclusive of but may be subject to VAT at the prevailing rate.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact:



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RIDLEYTHAW

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