



FOR SALE : 5,946 SQ.FT. LIGHT INDUSTRIAL PREMISES WITH FENCED YARD IN A POPULAR LOCATION.

**Unit 4 Phoenix Court
Hammond Avenue
Whitehill Industrial Estate
Stockport SK4 1PQ**





Location

The premises are positioned on Phoenix Court within the established Whitehill Industrial Estate, approximately 4.9 miles south east of Manchester city centre and within approximately 0.95 miles of motorway access (M60 Junction 27). The property backs directly onto Howdens Joinery with other notable occupiers within the estate including Screwfix, Jewsons, Wickes and Booles Tools.

Description

The premises comprise a modern single storey warehouse constructed in two parallel bays of traditional portal frame construction with overlaid blockwork elevations beneath a pitched roof. The premises is approximately 5,946 sq.ft. which includes approx. 2,118 sq.ft. of office/amenity space, although this could be reconfigured to suit an occupier's needs.

The warehouse benefits from access via a concertina shutter door, with eaves of 5.1m rising to 6.12m at the ridge. The warehouse is lit by low bay sodium lighting along with natural light provided by translucent roof panels. The office accommodation includes kitchenette and toilet facilities on both ground and first floors.

Accommodation	Ground floor : 5,454 sq.ft. comprising open plan warehouse along with offices, kitchenette, 2 x wc, reception area and board room. First floor : 492 sq.ft. comprising a further office, 2 x wc, and kitchenette.
Services	The premises benefit from three phase and single phase electricity, gas, water and drainage.
Price	£450,000 subject to contract
Tenure	The property is held under a 999 year ground lease from 22 July 2005. We understand that the ground rent is a peppercorn.
Legal Costs	Each party to be responsible for their own legal and professional costs
Business Rates	The current rateable value is £25,250. Interested parties should make their own enquiries with the Valuation Office (www.voa.gov.uk).
EPC	D (78)

Contact us

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IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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