



TO LET : 9,981 SQ.FT. LARGE OPEN PLAN WAREHOUSE WITH ANCILLARY OFFICES

EXCELLENT TRANSPORT LINKS WITH OWN DEDICATED YARD - 18 MONTHS LET ONLY

**UNIT A
BLACKFORD ROAD
BLACKBROOK TRADING ESTATE**  **RICS™**
**HEATON CHAPEL
M19 2QD**





Location

The unit is situated on the Blackbrook Trading Estate in Heaton Chapel, Stockport. From the centre of Stockport travel along the main A6 Wellington Road North. After approximately 2 miles and after passing the Aldi Supermarket on the right, turn immediately right onto Weybrook Road where the unit is located on the left hand side occupying a convenient location within 10 minutes drive of Stockport town centre and the M60 Motorway and with visibility from the main A6.

Description

The property comprises an open plan warehouse with ancillary offices, including kitchen and WC facilities. The warehouse benefits from 3 phase electric, excellent height and a fantastic large yard area to the front of the property for loading/unloading and circling large artic lorries. The ground floor comprises of the warehouse and some offices at the front of the unit, this also leads to the first floor where there is further office space. There is a pedestrian door for access.

Accommodation	Ground Floor Warehouse 8,591 sq ft Ground Floor Offices 713 sq ft First Floor Offices 677 sq ft Total 9,981 sq ft
Terms	Available on a full repairing and insuring lease for a maximum period of 18 months
Rent	£80,000 per annum
Legal Costs	Each party to be responsible for their own professional costs
Rateable Value	We believe the property has a rateable value of £43,250 which would mean business rates of approximately £21,000 p.a. However all interested parties must make their own enquires with Stockport Council.
EPC Rating	An EPC will be provided.

Contact Johnathan Poole - 0161 477 0444 e-mail jpoole@impey.co.uk

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.

PLEASE NOTE: Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.