

# TO LET

6,107 sq ft (567.31 sq m)

- Recently refurbished
- High specification industrial / warehouse unit
- Quality offices
- Good access to Junction 1 of M60 Motorway
- Available for immediate occupation
- New fit out and decor



Recently Refurbished High Quality Mid-Terrace Warehouse

## Rugby Park – Unit 2

Heaton Mersey Industrial Estate

Battersea Road

Stockport SK4 3EB



## LOCATION

The Rugby Park scheme is located in Heaton Mersey approximately 7 miles to the south of Manchester City Centre and 2 miles to the west of Stockport Town Centre.

The Estate is located to the south of the A5145 Didsbury Road leading from the A34 Kingsway dual-carriageway which connects Manchester City Centre with the M60 Manchester Orbital Motorway. The property is located within 1½ miles of Junction 1 of the M60 allowing convenient access to the regional and national motorway network.

## DESCRIPTION

The property has been recently refurbished and comprises a high-quality mid-terrace warehouse / industrial building situated on a secured estate. It comprises steel frame construction incorporating a PVC coated steel mono-pitched roof and flat panel cladding to all elevations. It benefits from a substantial shared yard and 9 allocated car parking spaces.

## SPECIFICATION

### Warehouse

- Pitched roof with PVC roof light
- Open plan accommodation including a store
- One sliding up and over door
- Sealed concrete warehouse floor
- Gas fired Ambi-rad heaters
- Sodium lighting
- Mezzanine area
- Eaves 5.06m – 8.84m

### Two Storey Offices

- Combination of open plan and cellular
- Excellent quality fit-out
- Plastered, painted and carpeted throughout
- Air handling cassettes
- Heated via convactor heaters on the first floor
- Kitchen / office / bathroom / shower room / WCs
- CAT2 fluorescent strip lights throughout

## SERVICES

The property is served by all mains service connections.

## ACCOMMODATION

The property has the following gross internal floor area (GIA):

	Sq ft	Sq m
Ground Floor Warehouse	2,988	277.56
Ground Floor Office	998	92.75
Mezzanine Storage	431	40.00
First Floor Office / Amenities	998	92.75
Additional Mezzanine Offices	692	64.25
<b>Overall Total</b>	<b>6,107</b>	<b>567.31</b>

## EPC

An Energy Performance Certificate is available upon request.

## RATEABLE VALUE

The property is described as "Workshop, Office and Premises and has a current Rateable Value of £29,950.

We advise interested parties to make their own enquiries of the local Rating Department.

## PLANNING

The property is located within an established industrial estate and we believe there to be no planning restrictions.

Interested parties should make their own enquiries of the Local Planning Authority.

## TERMS

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

## RENTAL

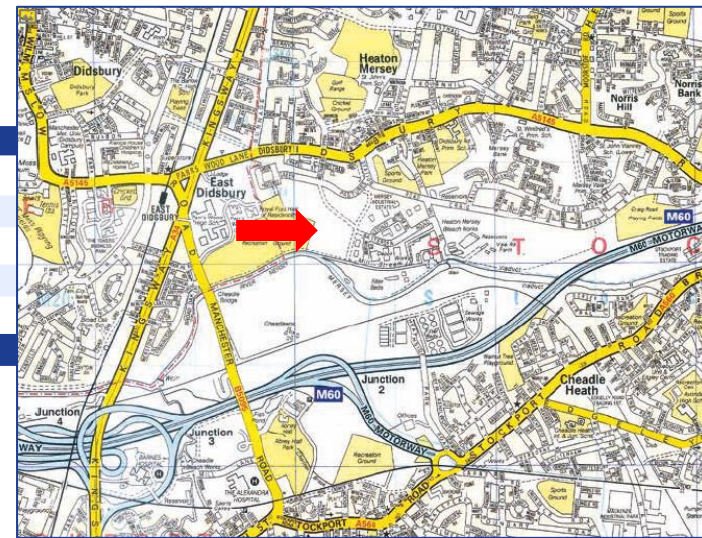
Upon application.

## VAT

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

## LEGAL COSTS

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



## FURTHER INFORMATION

To arrange a viewing, please contact:

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