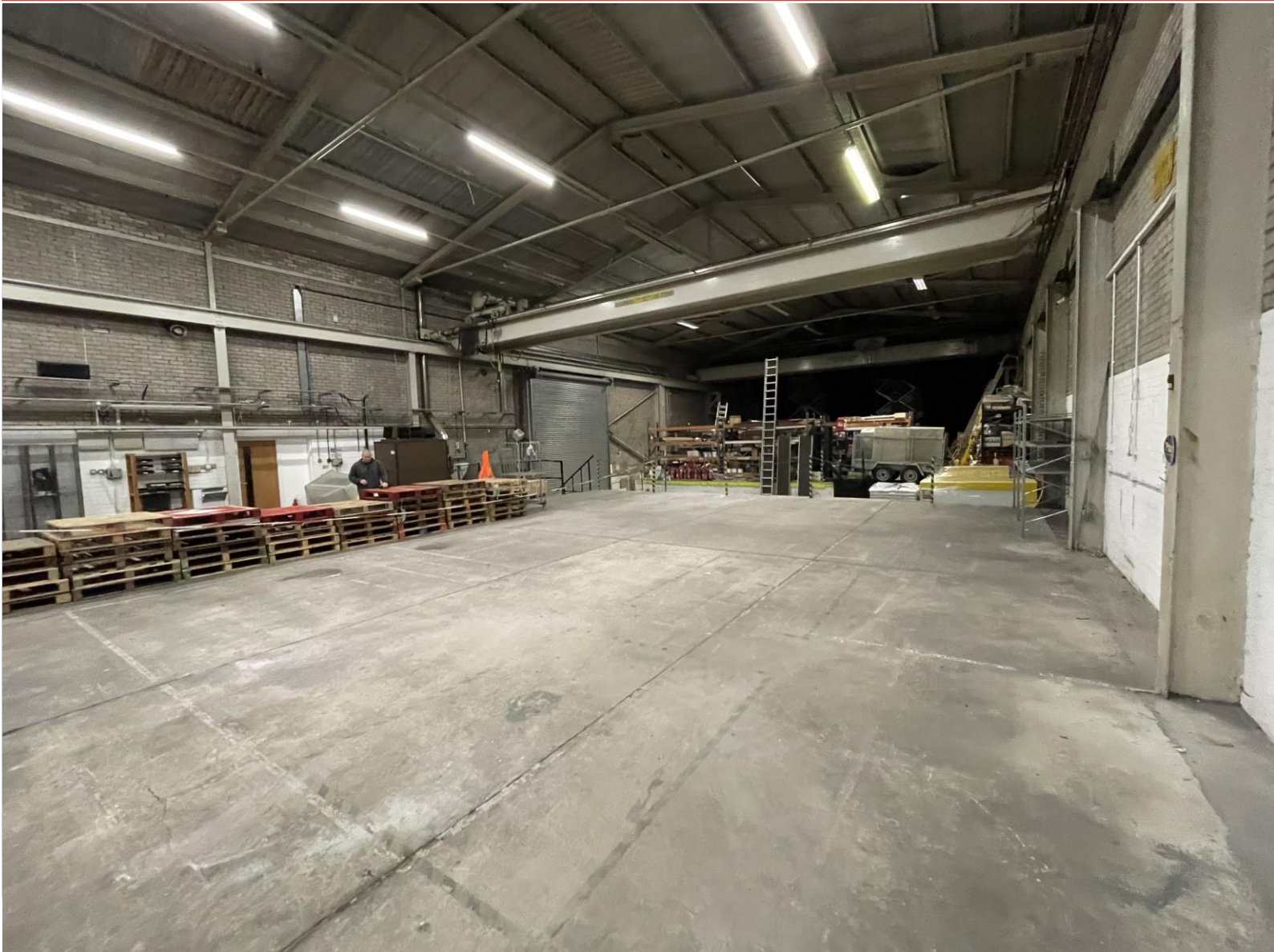


TO LET



SHARED STORAGE / WAREHOUSE SPACE

151.09 sq. m (1,626 sq ft)

**Pama House
Stockport Road East
Bredbury, Stockport
SK6 2AA**

- Flexible Lease Terms available
- Good transport connections
- 6.9m eaves height

LOCATION

The available space is located within Pama House which is situated on Stockport Road East in Bredbury. Stockport Town Centre is located approximately 3 miles to the west and Manchester City Centre is located approximately 8.5 miles north-west. The M60 ring road is located approximately 1 mile to the west. Bredbury Train Station is located directly opposite Pama House.

DESCRIPTION

The property comprises shared warehouse space within an industrial unit constructed of brick elevations beneath a pitched, steel sheet roof.

Internally, the space comprises level, concrete flooring, and industrial strip lighting. There are shared kitchen and toilet facilities onsite and pedestrian and roller shutter access. The available space has an eaves height of 6.9m.

Please note that this is floor space only. Tenants are responsible for their own racking etc. if required.

Parking is available onsite for Tenants.

Opening Hours:
Monday-Friday 8am-6pm only

Please note, the premises are closed on weekends and bank holidays.

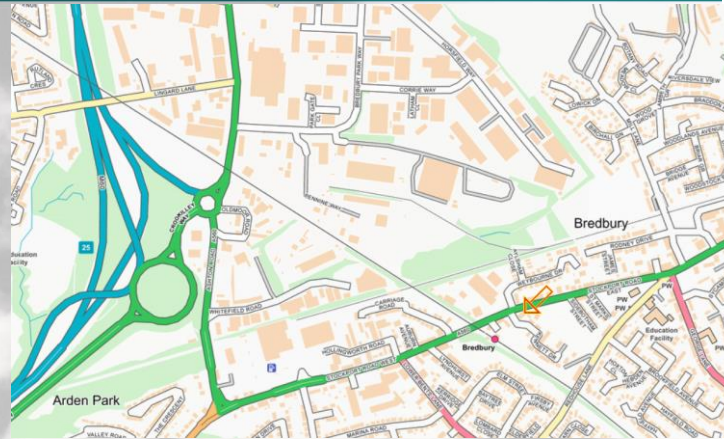
ACCOMMODATION

As measured on a gross internal basis in accordance with the RICS Property Measurement 2nd Edition, the areas are as follows:

Total: 151.09 sqm (1,626 sqft)

LEASE TERMS

The property is available by way of a new lease for a term of years to be agreed at an all-inclusive rent of **£9,600 per annum exclusive**. Note that this figure is inclusive of utilities and service charges.



BUSINESS RATES

TBC

EPC

A copy of the EPC is available upon request.

VAT

We are advised that VAT will be applicable.

VIEWING

By appointment with the sole agent:

Matt Styles

(Email: Matthew.Styles@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: March 2024