

TO LET

MODERN WAREHOUSE UNIT
1306.31M² (14,061 SQFT)

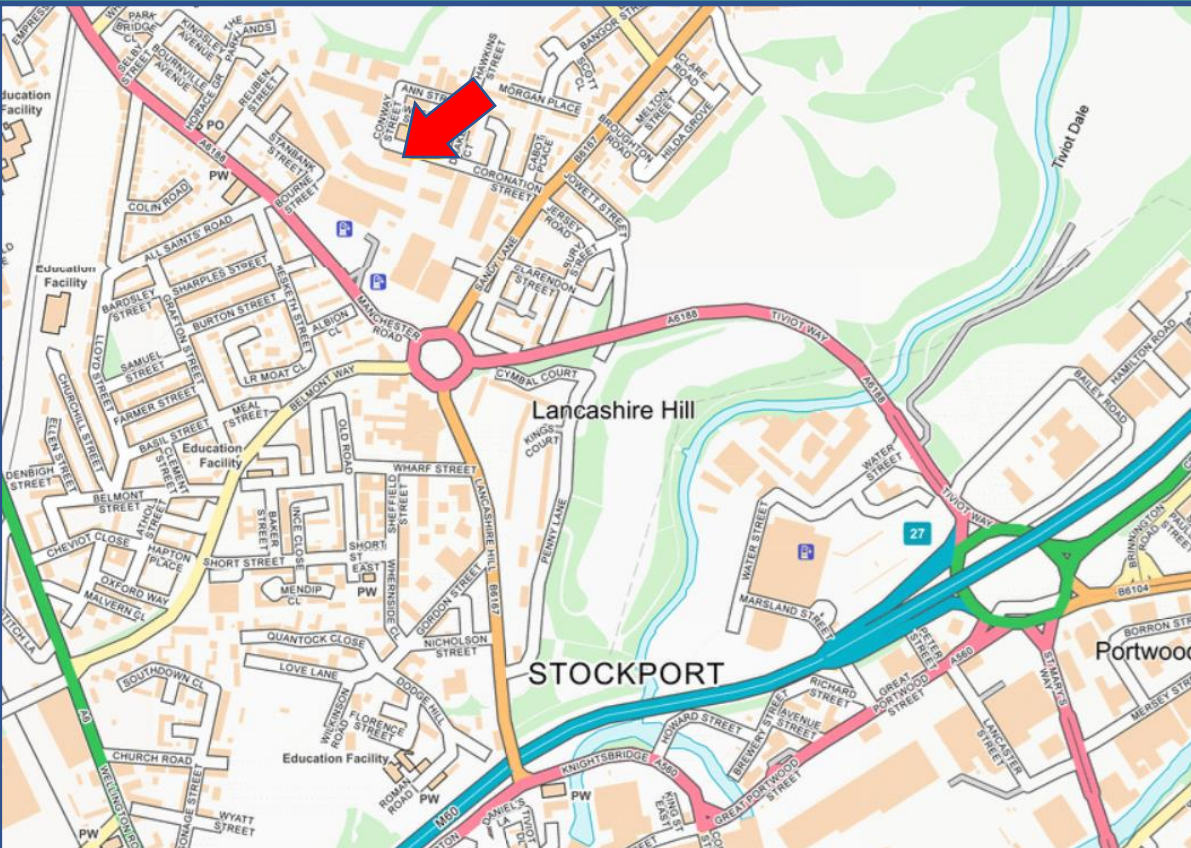


- 6.6m Eaves
- Ample Parking
- Junction 27 of M60 Motorway less than 1 mile away



UNITS 2A & 2B CORONATION POINT, CORONATION STREET, STOCKPORT SK5 7PL

0161 833 9797 www.wtgunson.co.uk



LOCATION

The property is located on Coronation Point, a modern industrial estate on Coronation Street, Stockport. Tiviot Way (A6188) is within close proximity and provides easy access to Junction 27 of the M60 motorway which is less than 1 mile south east. Stockport Town Centre is approx. 1 mile to the south. Manchester City Centre is approx. 6.5 miles north west. Manchester Airport is approx. 9 miles south west.

DESCRIPTION

The property comprises a detached modern warehouse unit of steel portal frame construction with part brick/blockwork elevations, part steel clad beneath a pitched steel sheet roof.

Internally, the accommodation comprises mainly open plan warehouse accommodation together with an office, WCs and canteen facility. There is also additional mezzanine storage.

There are two electric roller shutter loading doors (4.2m wide x 4.9m high). The unit benefits from sodium lighting and two gas hot air blowers. The unit has an eaves height of 6.6m with 9.6m to the apex.

Externally, there is easy access for loading and ample parking.

ACCOMMODATION

As measured on a gross internal basis the areas are as follows:-

Warehouse	1136.42m ²	(12,232 sqft)
Office/WC/Canteen	169.89m ²	(1,829 sqft)
Total	1306.31m²	(14,061 sqft)
Plus Mezzanine	228.80m ²	(2,463 sqft)

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£140,000 per annum**.



BUSINESS RATES

The property has a Rateable Value of £63,000. The Rates Payable is £32,256 per annum (51.2p/£ - 2023/24).

SERVICE CHARGE

A service charge will be levied for the maintenance of the common areas of the estate.

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents W T Gunson for the attention of :

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