

TO LET

Unit 7 Spectrum Business Park, Cheadle Heath, Stockport, SK3 0SA

Modern warehouse in established industrial location



5,858 sq ft (544.23 sq m)

Unit 7 Spectrum Business Park, Cheadle Heath, Stockport, SK3 0SA



Summary

- Modern, end terrace unit
- Established location
- 9 car parking spaces
- 1 electrically operated loading door
- Office
- Mezzanine floor



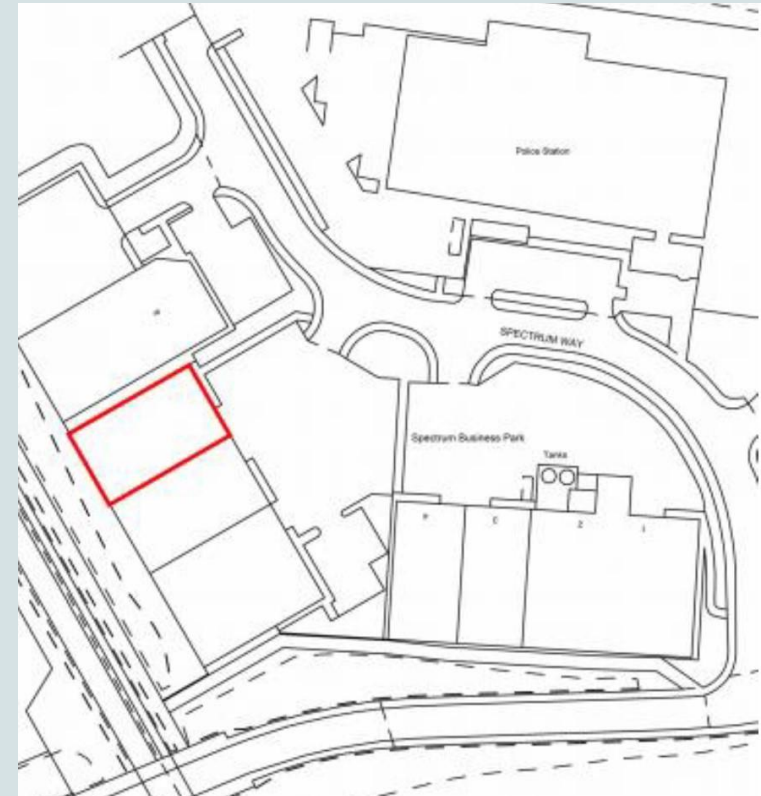
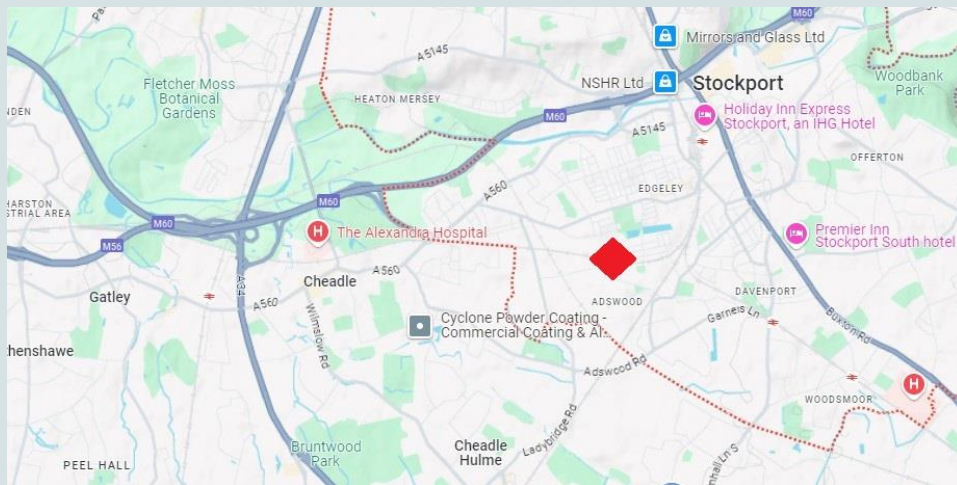
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Location

The subject premises are located at Spectrum Business Park, situated on Europa Way, off Bird Hall Lane in Cheadle.

Junctions 1 & 2 of the M60 are only a few minutes away and provide direct access to the M56 and M60 motorways. Manchester city centre is 10 miles to the north, and Stockport is 2 miles to the east.



Unit 7 Spectrum Business Park, Cheadle Heath, Stockport, SK3 0SA



Description

Unit 7 benefits from the following features:

- Modern, end terrace unit
- Construction in 2012
- Steel portal frame construction
- Small office / kitchen & WCs
- Mezzanine floor above office
- 9 car parking spaces
- Lighting in warehouse
- 1 electrically operated loading door

Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and a gross internal floor area of 5,858 sq ft has been calculated.

Rent

£13.50 per sq ft.

Business rates

Rateable Value £29,750.

Services

It is understood all main services are connected to the property.

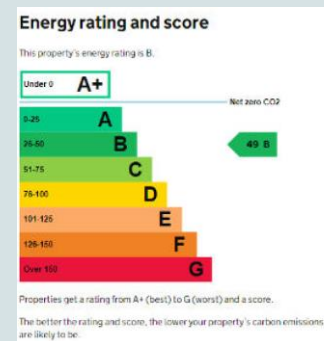
VAT

All prices and outgoings are liable for VAT.

Legal fees

Each side is responsible for their own legal fees

EPC



Contacts

For further information, or to arrange a viewing, please contact:

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Subject to Contract

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