

TO LET

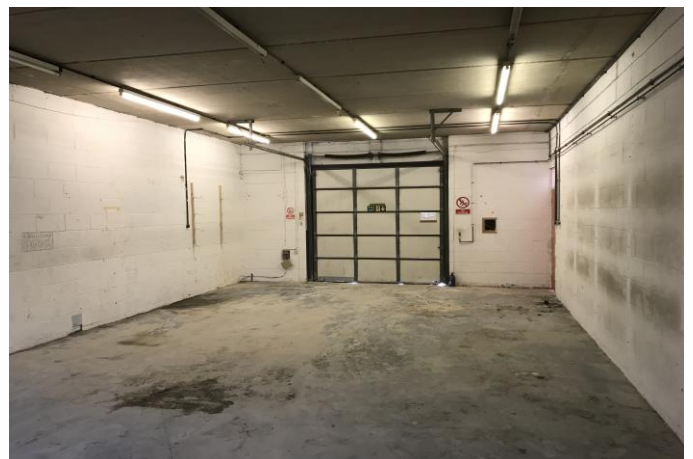

RogerHannah



Unit 3/3a - Waterloo Industrial Park, Upper Brook Street, Stockport, SK1 3BP

**Ground Floor Industrial Units
and First Floor Offices**
1,787 Sq Ft (166.01 Sq M)

- Town Centre Location
- Dedicated Parking
- Modern Fit-Out
- Roller Shutters





Location

The units are located within Waterloo Industrial Park, situated on Upper Brook Street within close proximity to Waterloo Road and Spring Gardens near to Stockport Town Centre. Mersey Way Shopping Centre is approx. 0.5 miles north west. Junction 1 of the M50 motorway is approx. 1 mile to the west.

Description

The property comprises of ground floor industrial unit of steel portal frame construction with part brickwork and part clad elevations under a pitched roof. The unit is accessed via a personnel door and a roller shutter loading door to the front.

The first floors comprise modern offices with suspended ceiling, kitchen and WC.

There are 4 dedicated parking spaces to the front of the property.

Accommodation

The units have been measured in accordance with the RICS Code of Measuring Practice to provide the following floor areas:

ACCOMMODATION	SQ.FT.	SQ.M.
Unit 3 – Ground Floor	840	78
Unit 3A – First Floor	947	88
TOTAL	1,787	166

Asking Rent

The properties are available by way of a new internal repairing and insuring lease for a term of years to be agreed at an initial rental of £20,000 pa exclusive.

Business Rates

Interested parties should make enquiries with the local authority.

EPC

D 89

VAT

VAT is applicable on this property.

Legal Costs

Each party are to be responsible for their own legal costs.

Service Charge

£1,315 pa.

Buildings Insurance

£1,484 pa.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

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Date of Preparation

27 January 2026