



TO LET : 9,597 SQ. FT. INDUSTRIAL UNIT / TRADE COUNTER WITH OFFICES ON A WELL ESTABLISHED BUSINESS PARK IN HAZEL GROVE

**Unit 8D Newby Industrial Estate
Newby Road
Hazel Grove
Stockport
SK7 5DA**





Location

From the centre of Stockport, travel towards Hazel Grove along the main A6 Wellington Road South later becoming Buxton Road. After approx 2 miles, passing through the traffic light junction at Stepping Hill, turn right at the next set of traffic lights onto Moor Lane and continue turning left at the roundabout onto Newby Road Industrial Estate. After a short distance, Delta Power Services is located on the right.

Description

The property comprises of an open plan industrial unit with roller shutter access (3.6m x 3.8m) and mezzanine including a ground floor open plan office with a single MD office. The ground floor warehouse is mostly open plan with good headroom with an eaves height of 4.7m and apex of 7.3m. There are two WC's and kitchen facilities. In addition, there are stairs leading to the mezzanine floor providing further storage space. The property has three phase electric and includes LED lighting, an alarm and security roller shutters. There is a yard at the front of the property for loading and unloading and car parking.

Property Details

Accommodation	Ground Floor Warehouse	5,819 sq ft
	First Floor Mezzanine	2,716 sq ft
	Ground floor Office	1,062 sq ft
	Total	9,597 sq ft
Rent	£60,000 per annum exclusive	
Rateable Value	We believe the property has a rateable value of £40,000. Business rates will be approx £20,000 per annum.	
Services	Electric, gas, water and waste.	
EPC Rating	B	

Contact Johnathan Poole - 0161 477 0444 e-mail jpoole@impey.co.uk

IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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