



TO LET : 3,500 sq.ft. Modern Open Plan Industrial Unit on Well Established Industrial Estate

**Part Bay 3 at Delta Power Services
Newby Road Industrial Estate
Hazel Grove
Stockport
SK7 5DR**



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 a single storey industrial unit constructed on a concrete floor around a concrete portal frame with double skin cavity walls to a height of 2 metres topped by double skin metal profile cladding to eaves height which is 4.75m (15'6"). Access to Part Bay 3 is via a pedestrian door to the side of the unit and there is a large roller shutter fronting the yard. The unit is mostly open plan with great height and natural light, The property has single phase electric.

Parking

There will be dedicated parking for a new tenant on the periphery of the yard.

Property Details

Accommodation	3,500 sq ft
Lease Terms	The lease will be a new full repairing and insuring lease for a term of years to be agreed.
Rent	£28,000 per annum exclusive
Legal Costs	Each party to be responsible for their own professional costs
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk
EPC Rating	An EPC will be provided.

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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