



Unit 1 Coronation Point, Coronation Street, Stockport, SK5 7PL

Two storey warehouse available at an economical rental

Summary

Tenure	To Let
Available Size	19,433 to 38,826 sq ft / 1,805.38 to 3,607.05 sq m
Rent	£5 per sq ft
Rateable Value	£151,000
EPC Rating	D (98)

Key Points

- Two storey warehouse
- Economical rent - £5.00 psf
- Conveyor system
- 3 loading doors
- Dedicated parking
- Within 1 mile of M60

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Summary

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Rent	£5 per sq ft
Rateable Value	£151,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (98)

Location

The property is situated on Coronation Street in Reddish which lies approximately 1 mile to the north of Stockport town centre. The estate benefits from excellent access to the A6 (less than 1 mile to the west) which provides the main arterial route to Manchester to the north and Buxton to the south. The property is only 1 mile to Junction 27 of the M60.

The surrounding area is made up of established industrial estates including Bankfield Industrial Estate and Whitehill Industrial Estate as well as Manchester Road Retail Park

Description

The property comprises a detached warehouse unit of steel portal frame construction under a pitched roof with brick/blockwork elevations which are part clad. The property is accessed via 3 loading doors (2 concertina and 1 roller shutter) with the ground floor warehouse area benefiting from a clear working height of circa 4.5m. There is a conveyer system in place providing easy loading to the first floor area which is a concrete floor with clear working height of circa 3m. On the first floor there is office accommodation which incorporates WC's.

Externally there is a shared yard area with 26 demised parking spaces.

Accommodation

The accommodation comprises the following areas:

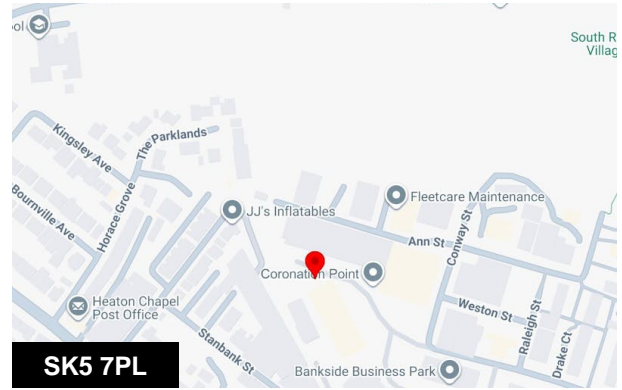
Name	sq ft	sq m
Ground - Warehouse	19,433	1,805.38
1st - Warehouse	18,393	1,708.77
1st - Office	1,000	92.90
Total	38,826	3,607.05

Terms

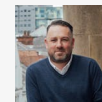
The property is available to rent on terms to be agreed at an economical rent of £5.00 psf. The landlord may give consideration to letting part of the property.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a let / sale has been agreed and prior to instructing solicitors.



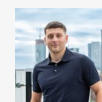
Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

Misrepresentation Act: Sixteen Real Estate for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Sixteen Real Estate has any authority to make any representation of warranty whatsoever in relation to this property. Generated on 18/05/2026