

Unit 7 School Street Ind Est School Street, Hazel Grove Stockport

To Let

£7,500 per annum, exclusive



136.8 sq.m (1,473 sq.ft)

Single storey industrial/warehouse unit, with allocated car parking, office and roller shutter access

- Headroom of 3.1 m (10' 2") approx.
- Roller shutter access
- Security shutter over the main entrance door
- Laminate flooring to the office
- Within 5 minutes' walk of Hazel Grove rail station
- Within 2 minutes' walk of the A6 for regular bus services
- Hazel Grove occupiers include Sainsbury's, Asda, Marks & Spencer Simply Food and McDonalds, amongst many others
- M60 motorway within 15/20 minutes' drive
- Manchester International Airport within approximately 20 minutes' drive

Location

The premises form part of the well established School Street Industrial Estate on School Street in Hazel Grove, which is conveniently located, being within 2 minutes' walk of the A6 for regular bus services and within 5 minutes' walk of Hazel Grove rail station. Hazel Grove is a popular commercial and residential location and lies approximately 3.5 miles south of Stockport town centre, where there are mainline rail services on the London to Manchester line and a motorway connection (M60). Hazel Grove has an extensive retail centre where occupiers include Sainsbury's, Adsa, Marks & Spencer Simply Food, McDonalds, KFC and American Golf, amongst many others. Manchester International Airport is within approximately 20 minutes' drive. (SatNav: SK7 4RA)

Description

Single storey industrial/warehouse premises of brickwork construction with a flat roof with a mineral felt roof covering. The premises have mainly suspended ceilings with integral lighting and the office has laminate flooring.

Unit 7

136.8 sq.m (1,473 sq.ft) gross internal area, including industrial/warehouse area 1 with access via a motorised steel roller shutter door providing an opening of 1.68 m (5' 6"), industrial/warehouse area 2, office area, kitchenette with sink unit, electric water heater and base unit and toilet with WC.

Car Parking

There are 2 car parking spaces allocated to the unit, with further car parking available in the communal car park adjacent to the entrance to the estate.

Headroom

3.1 m (10' 2") approx. to the main industrial/warehouse area.

Services

Available services include, 3 phase electricity, water and drainage.

Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

Rateable Assessment

Rateable Value: £5,800

Business Rates Payable 2017/18: £2,702.80

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

NB: You may qualify for Small Business Rate Relief – please ask for details.

Lease Terms

A full repairing lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£7,500 per annum, exclusive.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Note

The Landlord insures the property (buildings insurance) and does not charge this back to the tenant.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

Email: enquiries@buckleycommercial.co.uk

www.buckleycommercial.co.uk

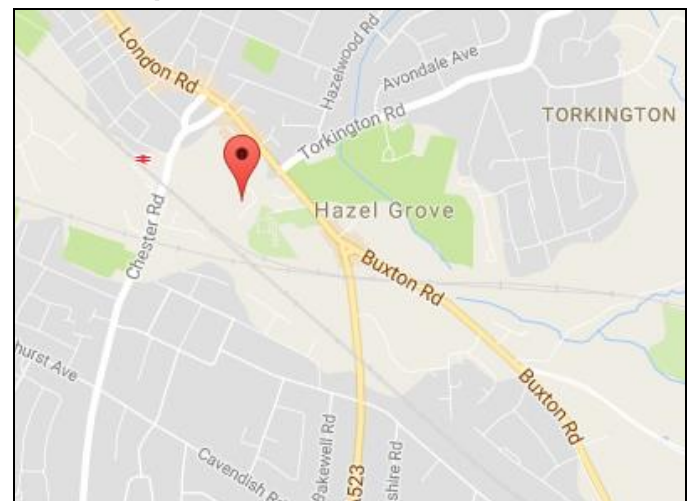
Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



(PA3027IND-05/07/17-No.1)

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