

Units 1&2 Brighton Road Industrial Estate, Stockport, SK4 2BE



“Trade units with visibility  
to the M60 motorway”

**TO LET**  
**Trade Counter/Warehouse Units**  
**4,417 – 12,148 sq ft**

**t: 01625 800 066**

**t: 0161 850 8030**

## LOCATION

The subject premises are located adjacent to the new Mercedes Showroom on Brighton Road Industrial Estate in Stockport. Junction 1 of the M60 is within 200m of the site.

## DESCRIPTION

The property comprises two adjoining units in a prominent position with visibility to the M60 Motorway which benefit from the following features:

- Steel frame construction
- 1 roller shutter per unit
- Heating and lighting throughout
- Office accommodation in both units
- Mezzanine floors (capable of removal where required)
- 3 Phase power supply

## RENT

On application.

## ACCOMMODATION

### Unit 1:

Ground Floor 4,417 sq ft  
Mezzanine: 3,369 sq ft

### Unit 2:

Ground floor: 7,731 sq ft  
Mezzanine 2,554 sq ft  
**Total: 12,148 sq ft (18,071 inc mezzanines)**

## RATEABLE VALUE

We understand the rateable value for the property is £32,000. Please confirm with local rating authority.

## VAT

All rents/prices are exclusive of, but may be liable of VAT at the prevailing rate.

## LEASE TERMS

The units are available individually or combined by way of an assignment or sub-letting of the existing lease. Consideration will also be given to a new lease on terms to be agreed.

## SERVICES

We understand that all main services are available and connected to the property.

## LEGAL COSTS

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

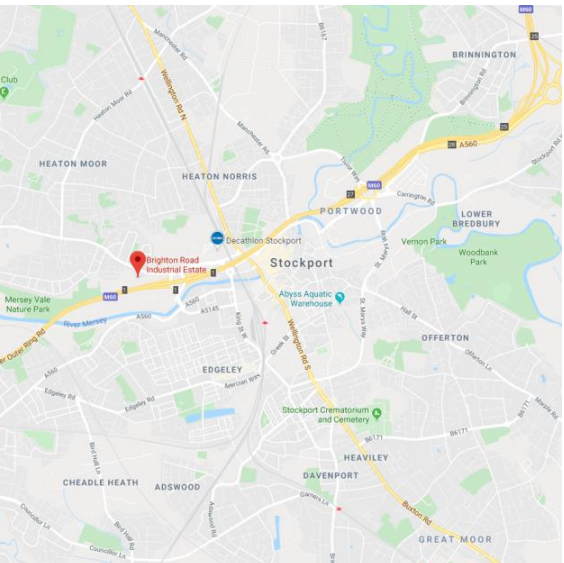
## EPC

An EPC is available on request.

## VIEWINGS

Please contact sole agent Williams Sillitoe 01625 800066  
Mark Sillitoe on 07970 072 128 or ms@willsill.co.uk

**Subject to contract  
November 2019**



### Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

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