

Unit D6, Stockport Trading Estate, Junction 1 M60, SK4 2JW



**“Trade Counter unit  
with immediate access  
to M60”**

**TO LET  
TRADE / WAREHOUSE UNIT  
7,885 SQ FT**

**t: 01625 800 066  
t: 01565 260 000**

**LOCATION**

Stockport Trading Estate is in an excellent location off Yew Street offering immediate access to Junction 1 of the M60 and in turn the regions motorway network. Local occupiers include Williams BMW and Booker Cash & Carry amongst others. Stockport town centre is within 1 mile and Manchester city centre is approximately 5 miles to the north

**SIZE**

TOTAL: 7,885 sq ft

**SPECIFICATION**

- Steel portal frame warehouse
- Brickwork walls to 1.5 m with profile metal cladding elevations
- Concrete floor
- Pitched roof incorporating 10% translucent roof lights
- 6m eaves and 7.7m apex height
- 2 no. electrically operated up and over loading doors (3.70m wide by 4.90m high)
- Ancillary offices, kitchen and WC's
- Generous external service yard/ Parking

**RENT**

Upon application

**RATEABLE VALUE**

£40,000

**EPC**

The premises have been given an EPC rating of B40

**VIEWINGS**

To view please contact joint agents



Williams Sillitoe (Mark Sillitoe)  
on 07970 072128



CBRE (Alex Perratt)  
on 0161 233 5490



**Subject to contract  
November 2020**



**Important Notice**

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