

Kenwood Road, Stockport, SK5 6PH

FOR SALE FREEHOLD WAREHOUSE/INDUSTRIAL PREMISES ON A 0.7 ACRE SITE

Positioned on an established industrial estate

Located around 2 miles from the M60 motorway
and around 4 miles south of Stockport

Partially let to a car repair operator producing an
annual rent of £17,500p.a. With 12 years
remaining

Secure gated site

Low site coverage so potential for future
expansion or redevelopment subject to planning.

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LOCATION

The property is located in Reddish, Stockport around 5 miles to the south east of Manchester City Centre.

Kenwood Road is part of an established industrial estate that is typified by local industrial uses.

Stockport is around 4 miles the south of the subject and is accessed via Reddish Road. The A57 (Hyde Road) is in close proximity to the subject which provides access to Manchester City Centre, or the M67 and M60 motorways.



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DESCRIPTION

The property is an industrial site consisting of two principal buildings. An original brick building with an eaves height of circa 6m and a detached steel frame property to the rear with three bays.

The original building provides a main warehouse, which is open plan and has two roller shutter doors to the front. There is also a single storey wrap around extension and two storey section which provide offices, canteen, WCs.

The detached unit to the rear of the site has three bays, with each with a roller shutter door to the front and the eaves height is circa 6.5m. Two of the bays are interconnected let to a car repair operator, whilst the end bay is separate and is retained by the owner occupier.

Externally, the site is accessed directly from Kenwood Road. There is an entrance that leads directly to the rear warehouse where there is designated parking for the car repair workshop, plus a reasonable sized yard. There is also a separate entrance that leads to the front of the main building where there is parking for around 12 vehicles. The yard is surfaced with concrete.



ACCOMMODATION



Description	Sq.m.	Sq.ft.
Brick building	341	3,676
Detached warehouse	370	3,985
Total	711	7,653

ADDITIONAL INFORMATION

The office/ancillary space of the main brick building equates to circa 52% of total floor space.

The proportion of the detached warehouse that is sublet to the car repair garage is 255m² / 2,744sq.ft. which equates to circa 68%.

TENURE INFORMATION

The property is on two separate freehold titles:
GM247366 and MAN87713

PRICE

Offers in the region of £625,000, subject to contract

VAT

All figures quoted are exclusive of VAT.

EPC

TBC.

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT US TO ENQUIRE

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