

# For Sale / To Let

11,182 sq ft (1,038 sq m)

Unit 14 Latham Close, Bredbury Park  
Industrial Estate, Stockport, SK6 2SD



## Location:

The property is situated on Latham Close within Bredbury Park Industrial Estate, one of South Manchester's principle estates, located 0.5 miles from J25 of the M60 Motorway.

Stockport Town Centre lies approximately 3 miles to the southwest, reached via the M60 and Manchester City Centre is within 7 miles to the northwest.

## Description:

The unit comprises a modern detached industrial building with offices to the ground and first floors and parking to the front. The specification includes the following:

- Steel portal frame construction
- Profile metal clad and brick elevations
- Eaves height of 5.67m
- Gas-fired warm air heater to the warehouse
- One drive-in loading door
- Ground and first floor offices fitted out as partitioned offices and showroom
- Separate trade counter entrance
- Self-contained site with palisade fencing



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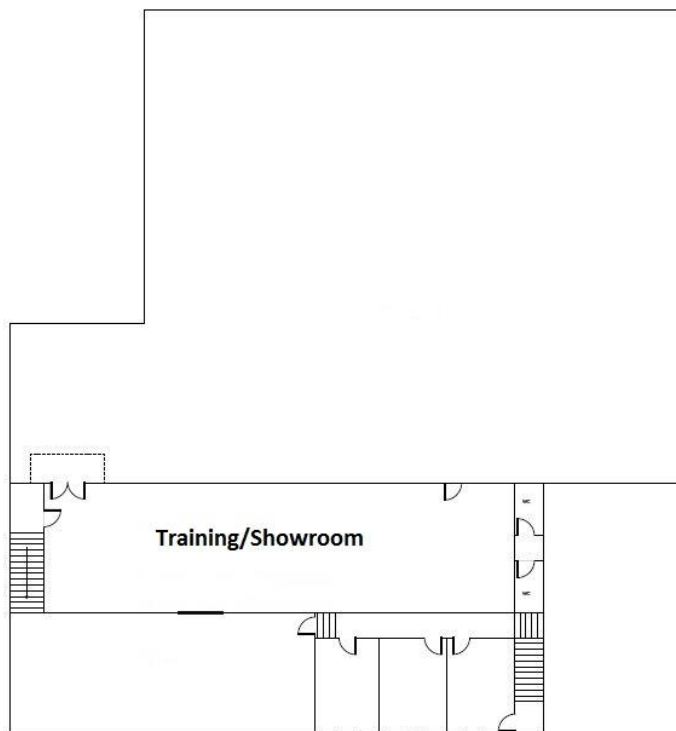
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Ground Floor Plan:



First Floor Plan:



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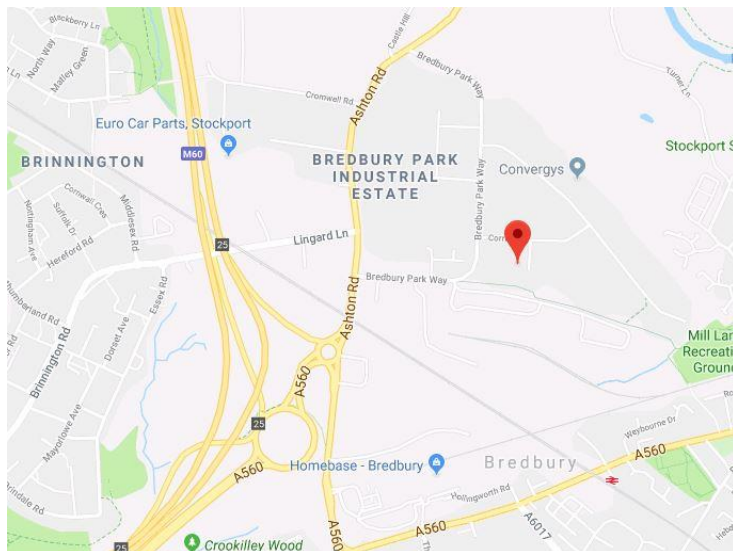
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## Accommodation:

The premises have been measured in accordance with the RICS Code of Measuring Practice, 6<sup>th</sup> Edition, May 2015 and the following gross internal floor areas have been calculated:

	Sq Ft	Sq M
Warehouse	5,528	513.55
Ground Floor Offices	2,835	263.42
First Floor Offices	2,819	261.84
<b>TOTAL</b>	<b>11,182</b>	<b>1,038.81</b>

## DISCLAIMER

Matthews & Goodman as agent for the Vendors/Lessors of this property give notice that 1) These particulars have been checked and are understood to be materially correct at the date of publication. The content however, is given without responsibility and should not, in any circumstances, be relied upon as representations of fact. Intending purchasers/lessees should satisfy themselves as to their correctness and as to the availability to the property, prior to arranging viewings of the property. 2) These particulars are a guide only and do not form part of an offer or contract. 3) Matthews & Goodman, their employees, nor the Vendors/Lessors make or give any representation or warranty in relation to the property. 4) No representation or warranty is given in respect of any part, equipment or services at the property. 5) Unless otherwise stated, prices, rents or other prices quoted are exclusive of VAT. Intending purchaser/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. 6) In accordance with Anti Money Laundering Regulations identification and confirmation of source of funding may be required from the acquiring party. 7) All floor areas have been measured and calculated to comply with RICS guidelines and practice statements at the date of publication, unless otherwise stated. 8) Date of Publication: June 2018

## Terms:

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Alternatively, a sale of the long leasehold interest will be considered.

## Price / Rent:

A rent of £50,000 per annum exclusive. Price on application.

## Business Rates:

Rateable Value: £47,000

Rates Payable will be approximately £22,560 for 2018-2019, subject to verification with the local rating authority.

## VAT:

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

## Legal Costs:

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

## EPC:

The property has an EPC rating of D92.

## Viewing:

Strictly by appointment with the joint sole agents, Matthews & Goodman, 0161 839 5515 or Innes England, 0115 924 3243