

TO LET

BAYLEY STREET, STALYBRIDGE, SK15 1PU



Units available to let 2,031 sq ft

LOCATION:

The industrial estate is located approximately ½ mile west of Slatybridge Town Centre and ¾ mile from Ashton Town Centre respectively. The estate has excellent access to A635 (Stamford Street) and is accessed off either Dale Street or Bridge Street.

DESCRIPTION:

Bayley Street industrial estate comprises a terrace of six units with a communal shared yard. The units are of steel frame construction with brick/profile clad elevations under a lined insulated asbestos roof. Internally the ground floor offices and toilet facilities have been modified/expanded by previous tenant. The unit has an eaves height of approx 3.7m externally the unit has a area with allocated parking space.

ACCOMMODATION:

UNIT 2 - 188.7 SQ M (2,031 SQ FT)
MEZZANINE 41 SQ M (441 SQ FT)
UNIT 6 - 188.7 SQ M (2,031 SQ FT)
22.7 SQ M MEZZANINE (244 SQ FT)

BUSINESS RATES:

Rateable value

Unit 2 - £4,500

Unit 6 - £9,100

RENTAL PRICE:

£5.50 per sq ft

LEASE TERMS:

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed at a passing rent of £11,170.50 per annum exclusive.

EPC:

Unit 2 - G

Unit 6 - G

VAT:

VIEWING:

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah & Company

Century Buildings,

14 St. Marys Parsonage

Manchester

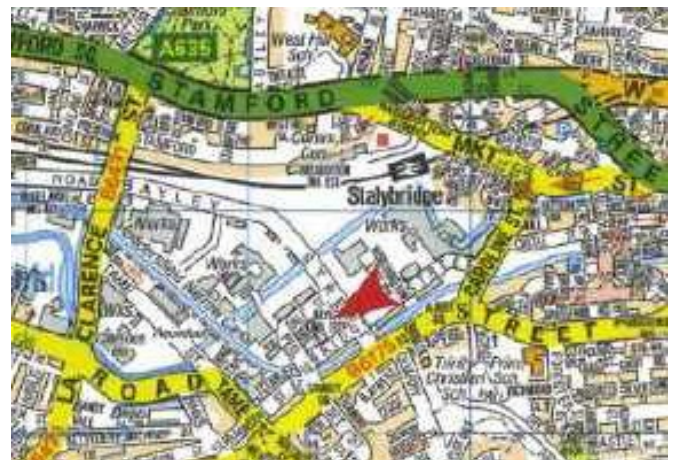
M3 2DF

Tel: 0161 817 3399, Fax: 0161 817 3398

E-mail: property@roger-hannah.co.uk

All our properties can be viewed on the internet at www.roger-hannah.co.uk.

LOCATION PLAN:



MISREPRESENTATION ACT

Roger Hannah & Co Ltd act as agents for the vendor(s) or lessor(s) of this property and gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessors and do not constitute an offer or contract (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the two agents has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.



**ROGER
HANNAH
& CO**



**Century Buildings
14 St Mary's Parsonage
Manchester
M3 2DF
T: 0161 817 3399
F: 0161 817 3398**