

TO LET



Waterloo Industrial Park, Upper Brook Street, Stockport, Cheshire, SK1 3BP

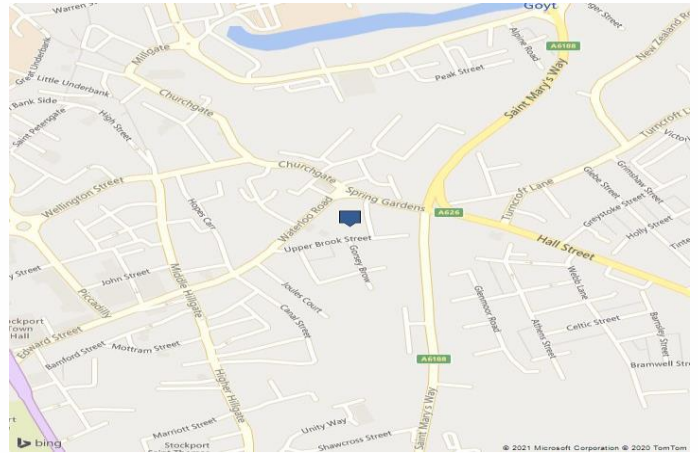
Light Industrial Units

Unit 3/3a 1,787 sq ft

Unit 13 673 sq ft

- Town Centre Location
- Dedicated Parking
- Modern Fit-Out
- Roller Shutter





Location

The units are located within Waterloo Industrial Park, situated on Upper Brook Street within close proximity to Waterloo Road and Spring Gardens near to Stockport Town Centre. Mersey Way shopping centre is approx. 0.5 miles north west. Junction 1 of the M50 motorway is approx 1 mile to the west.

Description

The property comprises of ground floor industrial units of steel portal frame construction with part brickwork and part clad elevations under a pitched roof. The first floors comprise modern offices with suspended ceiling, kitchen and WC, Roller shutter door and dedicated parking spaces.

Accommodation

The units have been measured in accordance with the RICS Code of Measuring Practice to provide the following floor areas:

Unit 3	Ground Floor	840 sq.ft.	78 sqm
Unit 3A	First Floor	947 sq.ft.	88 sqm
Total		1,787 sq ft	166 sqm

Unit 13	Ground Floor	673 sq.ft.	62.5 sqm
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Asking Rent

The properties are available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of:

Unit 3/3A	Ground/First	£14,000 pa
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Unit 13	Ground	£7,000 pa
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Additional Costs + VAT

Service Charge:

Unit 3: £6,23.70 pa. Unit 3A: £691.43 pa
Unit 13: £458.33 pa

Sinking Fund:

Unit 3: £1,235.52 pa Unit 3A: £1,369.68 pa
Unit 13: £907.92 pa

Insurance 2020/21:

Unit 3: £436.61 Unit 3A: £373.78 Unit 13: £364.83 pa

Business Rates

Unit 3	- Ground	£5,100 RV
Unit 3A	- First	£5,800 RV
Unit 13	- Ground	£4,000 RV

EPC

Upon request.

VAT

VAT is applicable on this property.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

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

E: danrodgers@roger-hannah.co.uk

Date of Preparation

27 April 2021