

**Unit 3 Crown Royal Ind Est**  
**Shawcross Street**  
**Stockport, SK1 3EY**

**To Let**  
**£48,500 per annum, exclusive**



**644.2 sq.m (6,934 sq.ft)**

**Detached, high specification office and part light industrial/warehouse property with a high office content, full height warehouse of 91.8 sq.m (988 sq.ft) and 20 car parking spaces**

- Part air-conditioned
- Gas fired central heating
- Part suspended ceilings with integral lighting
- Cat 5 cabling
- CCTV (tbc)/security system/motorised security shutters
- Impressive entrance foyer and high quality finishes
- 20 car parking spaces
- Within 5 minutes' drive of M60 motorway & Stockport town centre
- Within 15/20 minutes' drive of Manchester Airport

## Location

The property forms part of the well established Crown Royal Industrial Estate on Shawcross Street, just off Higher Hillgate in Stockport, and benefits from being within 5 minutes' drive of the M60 motorway and Stockport town centre. Stockport has an extensive retail centre, where retailers include Debenhams, Sainsbury's, Primark and Tesco Extra and also has good communication links, with the M60 motorway running through the town and Stockport rail station being on the mainline between Manchester and London Euston. Stockport has recently benefitted from substantial investment including improvements to the road network and major developments such as Stockport Exchange and Redrock and town centre occupiers now include The Light Cinema, Berretto Lounge, Holiday Inn Express, Travelodge and the Gym. Manchester Airport is within 15/20 minutes' drive. (SatNav: SK1 3EY)

## Description

A detached, high specification, two storey office and warehouse/light industrial building of steel framed construction with part brickwork and part profile metal sheet clad elevations and a profile metal sheet clad roof covering. There is a high office content of a high specification with suspended ceilings, integral lighting and air-conditioning.

## Ground Floor

368 sq.m (3,961 sq.ft) gross internal area, including impressive entrance foyer, meeting room, comms room, ladies and gents toilets, kitchen/staffroom with sink unit, store, private office, general office area, workshop/stores (or potentially further office space) and a full height warehouse area of 91.8 sq.m (988 sq.ft) with an eaves height of 5.33m (17' 6") and access via a motorised roller shutter loading door providing an opening of 2.97m (9' 9").

## First Floor

276.2 sq.m (2,973 sq.ft) gross internal area, sub-divided by way of high quality partitioning to provide a range of private and general office areas and large well appointed staff/kitchen area with fitted units, sink unit, cooker and extractor.

## Car Parking

The property is situated within a landscaped car parking area providing car parking for a minimum of 20 cars.

## Security

The property benefits from a CCTV system (tbc), a door release system, a security alarm, motorised security shutters to the ground floor windows and doors and internal security shutter/bars.

## Services

Available services include, gas, 3 phase electricity, water and drainage. The property has a fire alarm system, a gas fired central heating installation and is fitted with air-conditioning units. (The property also has a telephone system with hand-sets fitted, with a patch panel but no server – availability/terms to be confirmed).

## Energy Performance

Energy Performance Asset Rating D-80. EPC available on request.

## Rateable Assessment

Rateable Value: £27,500

Business Rates Payable 2020/21: £13,722.50

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

## Lease Terms

A full repairing and insuring lease, for a minimum term of 5 years, subject to rent reviews at 3 yearly intervals.

## Rent

£48,500 per annum, exclusive plus VAT.

## Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Drone Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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