

Stockport.

Unit 21 • Haigh Park • Haigh Avenue • Stockport • Greater Manchester • SK4 1QR



to let

SPACE FOR BUSINESS FLEXIBLE TERMS

Unit 21. Haigh Park is located in one of the prime industrial business locations in Stockport and South Manchester. The property will appeal to a wide sector of business types with its combination of ground floor workshop/storage space and first floor office accommodation. Typical of the type of businesses located on Haigh Park is national trade centre operator Screwfix.

The Unit has very good access to the motorway network giving easy access to the Greater Manchester business community and to Sheffield, Warrington and Liverpool and to the North Midlands. The town benefits from main line train connections to London and the north.

Population: Stockport: 291,100. Greater Manchester: 2.5 million.

INDUSTRIAL/TRADE COUNTER SPACE WITH OFFICES

4,138 sq ft (384.5 m²)



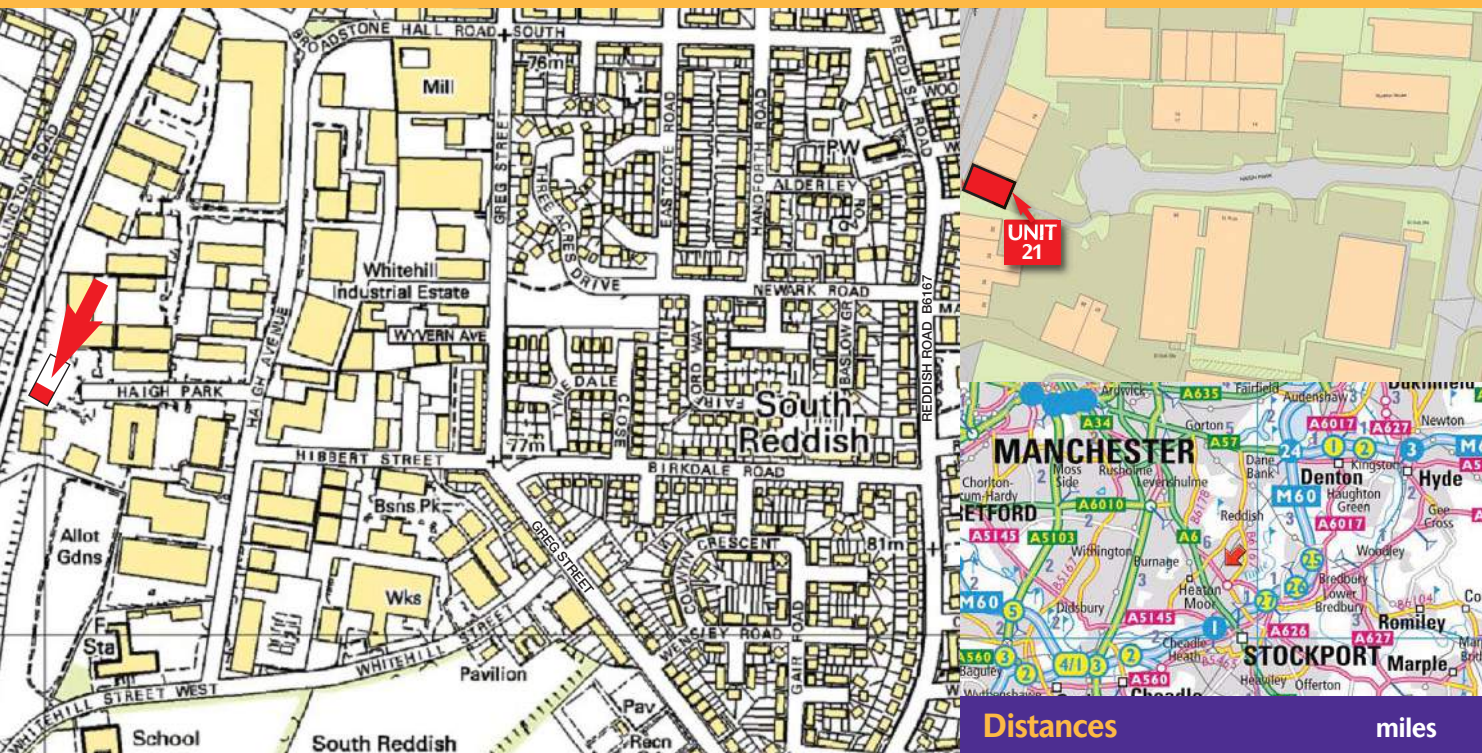
Location

The property is situated at the head of Haigh Park which branches from Haigh Avenue the main thoroughfare within Whitehill Industrial Estate approximately 1.5 miles to the north of Stockport town centre and the same distance to junctions 1 and 27 of the M60 motorway.

Description

Modern warehouse unit of brick and blockwork elevations beneath a pitched roof with metal cladding profile on a steel portal frame. Internally the unit is laid out as a warehouse/workshop with 2 storey integral offices and benefits from 3 phase power. The warehouse has substantial roller shutter door access and a mezzanine storage area. Office accommodation is double glazed and air conditioned. There is car parking to the front of the unit.

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Distances miles

Stockport Town Centre	1.5
M60 junctions 1 and 27	1.5
Manchester City Centre	5.5
Manchester Airport	9.5
Warrington	22
Chester	24
Stoke on Trent	35
Liverpool	42
Sheffield	42

Accommodation

	Sq Ft	m ²
Ground Floor		
Warehouse	1,193	110.83
Offices	1,338	124.34
First Floor		
Offices	1,245	115.74
Mezzanine storage	361	33.55
Total Gross Internal Floor Area	4,138	384.46

Lease Terms

The property is available to let on customer focused flexible lease terms with the benefit of a straightforward plain English lease and the benefit of no legal fees. Incentives are available to the ingoing tenant subject to lease length.

Business Rates

Interested parties should make their own enquiries with the local authority Stockport Metropolitan Borough Council 0161 480 4949.

Viewing

By prior arrangement with agents – contact details below.



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