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CHARTERED SURVEYORS

TO LET



DETACHED MODERN SINGLE STOREY  
WAREHOUSE/INDUSTRIAL/COMMERCIAL UNIT

3,500 sq. ft (325 sq. m) inc. 900 sq. ft (84 sq. m) mezzanine offices & storage  
UNIT 2, STANLEY INDUSTRIAL ESTATE, STANLEY STREET, STALYBRIDGE,  
SK15 1SS

## PROPERTY DESCRIPTION

The property forms part of the Stanley Street Industrial Estate and is a detached modern single storey warehouse/industrial/commercial unit, constructed approximately 20 years ago.

It is of steel portal frame construction with full height clad external elevations, a solid concrete floor throughout and a pitched and lined roof incorporating translucent panels.

The property has been subdivided to incorporate a number of workrooms/laboratory areas, together with storage, offices and staff facilities, and there is a large mezzanine installation providing additional storage and office space.



Access is afforded at the front through an aluminium roller shutter door which leads from a large fully surfaced communal yard/car park which wraps round the property. The internal eaves/working height is approx. 18 feet.

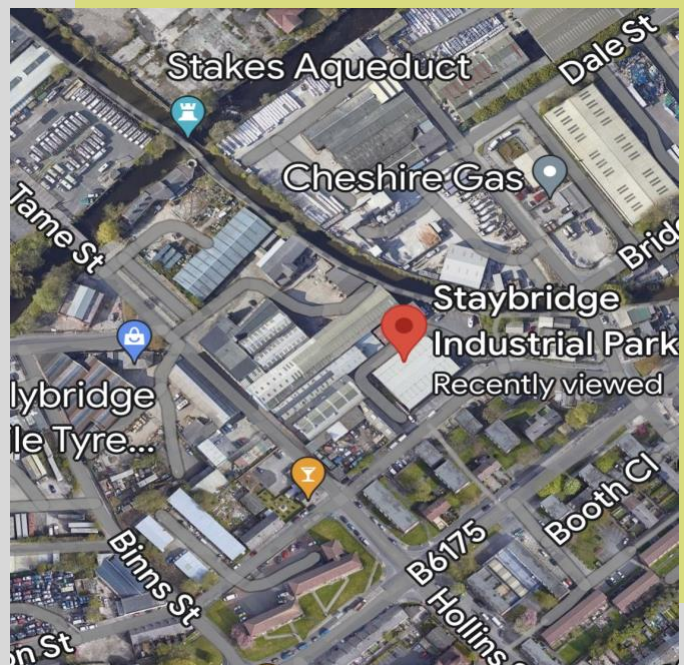
The property sits in a secure, private, and fully walled estate.

An inspection is highly recommended.

## PROPERTY LOCATION

The property is located on the established Stanley Industrial Estate in Stalybridge, very close to the town centre and close to Ashton-Under-Lyne in a well-established commercial and industrial area.

Stalybridge is particularly well placed for easy access to the main regional road network with both the M60 and M67 Motorways in close proximity.



## SERVICES

We understand that all mains' services are available including a 3-phase electricity supply

## ENERGY PERFORMANCE

Certificate available on request.

## RATES

Rateable Value £14,500

## TERMS

The property is available under a new lease for a period to be agreed, with further terms on application.

Rent £23,500/annum, exclusive.

## VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

T: 0776 997 0244

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## FLOOR AREA

The property extends to a gross internal floor area as follows:

<b>Main Building</b>		
Ground Floor	2,600 sq. ft	325 sq. m
<b>Mezzanine</b>		
Mezzanine	900 sq. ft	84 sq. m
<b>TOTAL</b>	<b>3,500 sq. ft</b>	<b>409 sq. m</b>

## SUMMARY

- 18-foot eaves
- Roller shutter door access from large yard area to the front
- Staff canteen and facilities
- Secure gated location
- Quality mezzanine installation
- ½ mile from Stalybridge and Ashton-under-Lyne

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