



markwarburton

CHARTERED SURVEYORS

TO LET



LOFTY SINGLE STOREY WAREHOUSE/INDUSTRIAL/COMMERCIAL UNIT

6,000 – 11,582 sq. ft (557-1,076 sq. m)

UNITS 9 & 10, STANLEY INDUSTRIAL ESTATE, STANLEY STREET,
STALYBRIDGE, SK15 1SS

PROPERTY DESCRIPTION

The units form part of the Stanley Street Industrial Estate and comprise two adjacent very lofty single storey warehouse/industrial properties of brick construction with solid concrete floors throughout and pitched slate roofs supported on light steel trusses.

The properties lie immediately adjacent to each other and are fully self-contained but can be combined to accommodate a single letting up to 11,582 sq ft.

Access is afforded at the front through aluminium roller shutter doors which lead from a large fully surfaced communal yard/car park which fronts the properties.



The internal eaves/working height is approx. 30 feet, making these units ideal for bulk storage and possible installation of mezzanine areas to increase the overall floorspace.

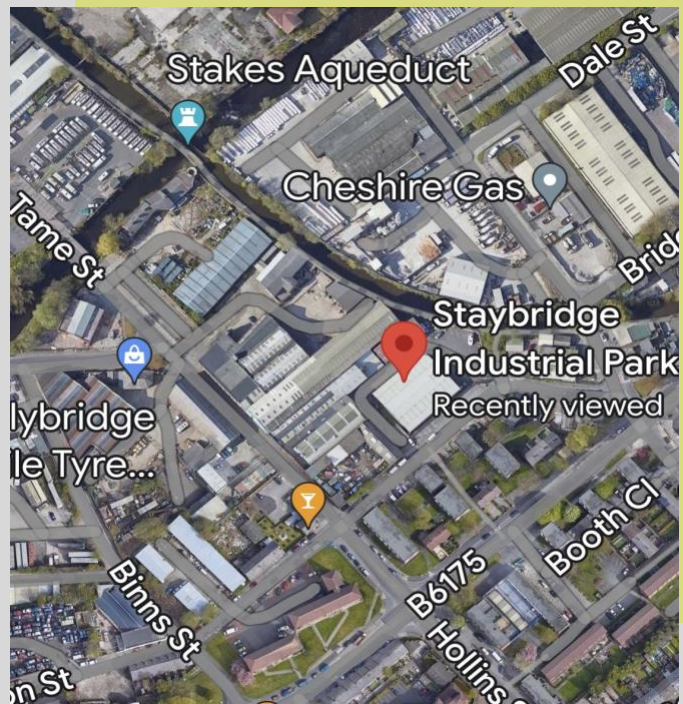
The property sits in a secure, private, and fully walled estate.

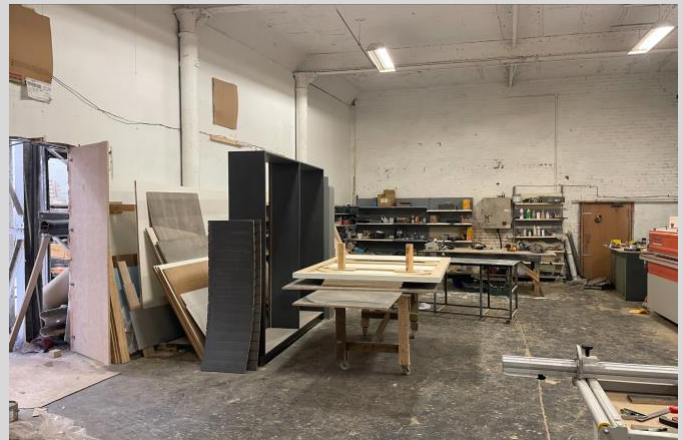
An inspection is highly recommended.

PROPERTY LOCATION

The units are 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

Details available on request.

TERMS

The properties are available under a new lease/s for a period to be agreed, with further terms on application.

Rent details on application.

VIEWING

Following Sole Agent:

Mark Warburton Properties LLP

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FLOOR AREA

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

| Main Building | | |
|---------------|--------------|-----------|
| Unit 9 | 6,000 sq. ft | 557 sq. m |
| Unit 10 | 5,582 sq. ft | 518 sq. m |

| | | |
|--------------|----------------------|--------------------|
| TOTAL | 11,582 sq. ft | 1,075 sq. m |
|--------------|----------------------|--------------------|

SUMMARY

- 30-foot eaves
- Large roller shutter door access from large yard area to the front
- Staff facilities
- Secure gated location
- ½ mile from Stalybridge and Ashton-Under-Lyne

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