

To Let / May Sell



# NEWBY ROAD

HAZEL GROVE, STOCKPORT SK7 5DA

## Self-contained Industrial / Warehouse Unit

109,857 Sq Ft

(10,206 Sq M)



- Well located off A6 in an established industrial area
- Good access Stockport Town, M60 and M56 and Manchester Airport
- 6 Over-head gantry cranes, each with a 5 tonne capacity
- Attractive two-storey offices / showroom accommodation





## LOCATION

The unit is located on the popular Newby Road Industrial Estate just off Bramhall Moor Lane in the Hazel Grove area of Stockport. Bramhall Moor Lane provides direct access to the A6. Junction 27 of the M60 motorway is within 4 miles of the subject property. Stockport town centre is approximately 3 miles to the north.

## DESCRIPTION

The premises comprise of a 3 bay industrial/warehouse unit of steel portal frame construction. The unit benefits from;

- 8m eaves height
- Drive in access to three sides, via 7 ground level loading doors
- Attractive two-storey offices / showroom accommodation
- Large forecourt / loading area to the front elevation of the premises
- With further yard areas to the rear and the side of the unit
- Six over-head gantry cranes, each with a 5 tonne capacity (not tested)

## ACCOMMODATION

Industrial / Warehouse accommodation	9,380.56 sq m	100,972 sq ft
Ground Floor Offices	421.73 sq m	4,540 sq ft
First Floor Offices	403.73 sq m	4,345 sq ft
<b>Total Gross Internal Area</b>	<b>10,206.02 sq m</b>	<b>109,857 sq ft</b>



## TENURE

A new lease is available on terms to be agreed or alternatively a disposal of the freehold may be considered.

## TERMS

Upon application.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWINGS

Strictly by appointment with the joint agents, WHR or Knight Frank.

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