

# Stanley Green

TRADING ESTATE

DUKE AVENUE, CHEADLE HULME,  
CHEADLE, STOCKPORT SK8 6RX

# Industrial / Warehouse To Let

## UNIT 4C - 7,439 SQ FT (691.11 SQ M)

Established Trade Counter Unit.



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



Established  
trade counter  
location



Loading to the  
rear of the unit



Prominent  
to A555

SCREW-FIX

Next door  
to Screwfix



Over 150 car  
parking spaces  
available on  
the estate



Adjacent to  
the A34



Within 3.5 miles  
of the M60 &  
M56

## Location

The unit is located within the established Stanley Green Trading Estate adjacent to the A34 and the A555 Manchester Airport Eastern Link Road. The A34 provides a direct route to Manchester City Centre and the M60, with the A555 providing direct access to Manchester Airport and the M56.

## Description

The unit comprises a mid terraced trade counter/ industrial unit of steel portal frame construction under a pitched roof with brick and profile metal clad elevations. The unit is accessed from the rear via an electrically operated drive in loading door, with a separate personnel / customer entrance located on the front elevation. The unit benefits from lighting throughout and full services.

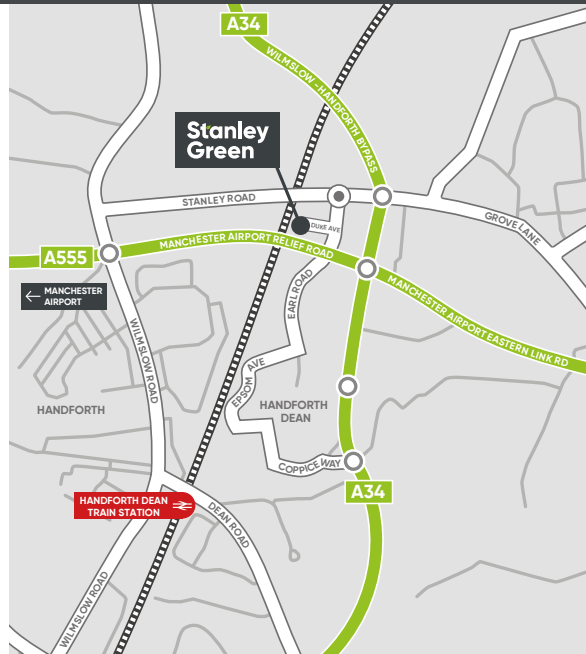
Externally there is a dedicated loading area to the rear of the unit, with communal parking to the front of the unit. The estate benefits from over 150 car parking spaces. The estate is a well established trade counter location with existing occupiers that include:



## Accommodation

The unit has the following gross internal area.

NAME	SQ FT	SQ M
Unit - Unit 4C	7,439	691.11



## Terms

The property is available to rent on a new full repairing and insuring lease on terms to be agreed.

## Ratable Value

We understand the property has a Rateable Value of £37,000 however we recommend that any interested party make their own enquiries with the relevant local authority.

## EPC

The unit has an EPC rating of C (62). A copy of the certificate is available upon request.

## VAT

All prices and rental quoted are exclusive of VAT but may be liable for VAT at the prevailing rate.

## Viewing & Further Information

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