

EPSOM AVENUE

STANLEY GREEN TRADING ESTATE, HANDFORTH, SK9 3RN

MODERN WAREHOUSE WITH CANOPY
35,945 SQ. FT. APPROX



TO LET

LOCATION

The Property is located on Epsom Avenue in the Stanley Green area of Stockport, which lies between Cheadle to the North and Handforth to the South. The area benefits from excellent communication links, being situated within a short distance of the A34 which is one of the principal routes into Central Manchester, located some 10 miles to the North.



**PROMINENTLY SITUATED IN THE HEART OF
STANLEY GREEN, CLOSE TO THE M60**

DESCRIPTION



SPECIFICATION



6m
Eaves Height



LED
Lighting



3x
Loading
Doors



3-Phase
Power

DESCRIPTION

The property comprises a modern industrial warehouse building of steel portal frame construction over two bays to an eaves height of 6m. External elevations are clad predominantly in full height profile metal panels off a small brick/block footing. Loading access is provided to the Northern elevation by way of two insulated sectional loading doors having a width of 4.5m and a height of 5m. In addition, a further internal dock level loading facility has been installed. The whole is contained beneath a multi pitched profile metal clad roof incorporating translucent sheets, which is contained behind a parapet.

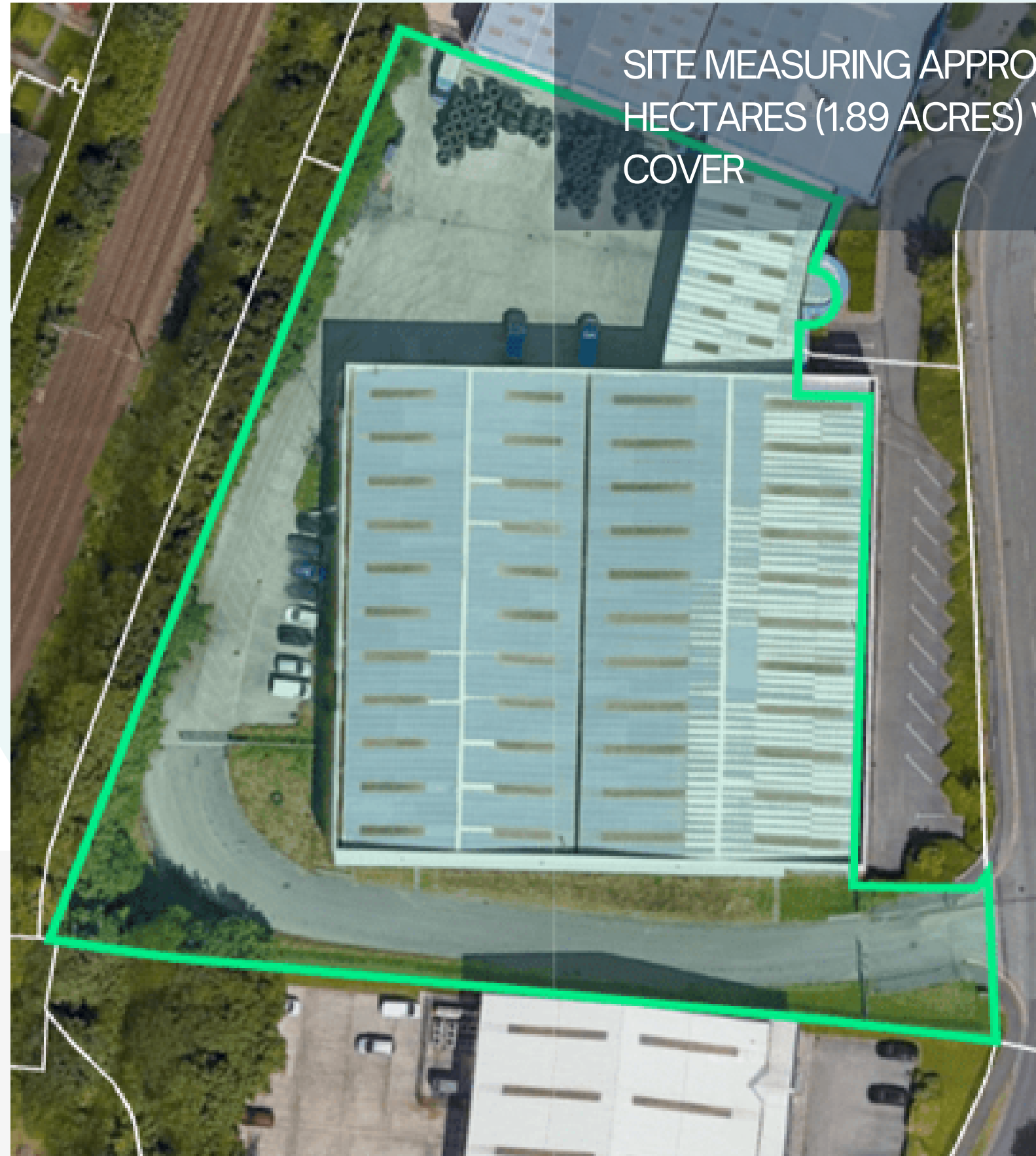
Internally, the property comprises clear open warehouse accommodation save for the central columns supporting the steel frame. The floor is of solid concrete construction with LED lighting, three-phase power supply, and currently benefits from an office area incorporating a kitchenette, WC facilities, and accessible WC.

Externally, the property benefits from a demised yard area (with part beneath a canopy area) secured by gates, together with an access road, turning circle, and 10 car parking spaces.

ACCOMMODATION

We have measured the property in accordance with RICS Code of Measuring, 6th Edition, as follows:

	Sq. ft.	Sq. m.
Warehouse	35,945	3,340
Canopy	4,963	461



SITE MEASURING APPROXIMATELY 0.76
HECTARES (1.89 ACRES) WITH 49% SITE
COVER

CONTACT

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For further information or to arrange an inspection please contact:

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PROPOSAL

Available on a new lease
Rent on application

EPC

Available upon request.

BUSINESS RATES

The Rateable Value as per the 2023 Rating List is: £181,000. Interested parties should make their own enquiries to the local authority.

TERMS

Available by way of a new lease.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation of fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has the authority to make or give any representation or warranty whatsoever in relation to the property. Nov 2025.

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