



TO LET: (861 - 1,196 SQ FT) STORAGE UNITS AVAILABLE IN BREDBURY

5 minute drive to the M60 motorway

**PAMA HOUSE
STOCKPORT ROAD EAST
BREDBURY
SK6 2AA**





Location

The property is located just off Stockport Road East, on the periphery of Bredbury Town Centre. Bredbury is 8 miles South East of Manchester and 2 miles East of Stockport. The property has excellent transport links with Junction 25 of the M60 approximately 1 mile away and Bredbury railway station 0.1 miles away.

Description

The property comprises of a number of internal units within a large shared warehouse with roller shutter access into the unit (4.7m width x 5.5m height). Internally the unit has reasonable height of 4.6 metres, which makes it perfect for storage and racking purposes. Internally within the shared space there is a communal break room/kitchen and WC facilities. There are two designated areas currently available to lease. Access is only available Monday-Friday.

We have been informed the property does not have 3 phase electric. Racking may be included.

Property Details

Accommodation	Warehouse Area 1 - 861 sq ft Warehouse Area 2 - 1,196 sq ft
Rental	Warehouse Area 1 - £575 per month plus VAT Warehouse Area 2 - £800 per month plus VAT
Terms	Full Repairing and Insuring Terms.
Services	Electric and Water.
EPC Rating	TBC

Contact Johnathan Poole - 0161 477 0444 e-mail jpoole@impey.co.uk

IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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