

## **FOR SALE (May Let)**

Size – 2,936 Sq ft

Price: £295,000



**Unit 20 Haigh Park, Whitehill Ind Estate, Stockport, SK4 1QR**



### **Accommodation**

Ground Floor: 1,850 Sq ft

Mezzanine: 1,086 Sq ft

Total: 2,936 Sq ft( GIA)

Parking for 7 cars

### **Tenure**

The property is held long leasehold for a term of 125 years from 3<sup>rd</sup> November 1983 at a ground rent of £4,300 pa payable to Stockport MBC reviewed every 5 years ( next review Nov 2028)

### **Rateable Value ( 2023 Rating List)**

RV£12,750

(UBR): 49.9p

Rates payable 2025-26 - £6,359.25

Rates payable to Stockport MBC

### **Legal**

Each party is to be responsible for their own legal costs

### **Price**

£295,000 +VAT

### **Rental**

The premises may be available to let on a full repairing and insuring lease, for a term to be agreed.

Details on application

### **VAT**

The property is elected for VAT

### **EPC**

A full copy of the EPC & Recommendation Report are available on request

### **Viewings**

Strictly by appointment made via Fifield Glyn Ltd on 01606 351351 or [Agency@fifieldglyn.com](mailto:Agency@fifieldglyn.com)

## **Location**

The premises form part of the popular Whitehill Industrial Estate, Reddish which is located 5 minutes' drive North of Stockport Town Centre and the M60 motorway. Occupiers on the estate include Travis Perkins, Clifton Trade Bathrooms, Screwfix, Boole's Pipes and Fittings, Ibstock etc. Stockport Town Centre benefits from a mainline rail link, motorway connection (M60) and an extensive retail centre. Manchester International Airport is within 20 minutes' drive.

## **Description**

A fully refurbished modern, predominantly single storey, industrial/warehouse and office unit with mezzanine, constructed of steel portal frame with brickwork elevations and a profile metal sheet roof covering. The offices benefit from part suspended ceilings with integral lighting and double glazed window units and have been fitted out to a very high standard.

## **Car Parking**

There are 7 allocated parking spaces to the front.

## **Security**

There is a security alarm system and motorised security shutters.

## **Services**

Available services include, gas, electricity, water and drainage. There is gas fired central heating.

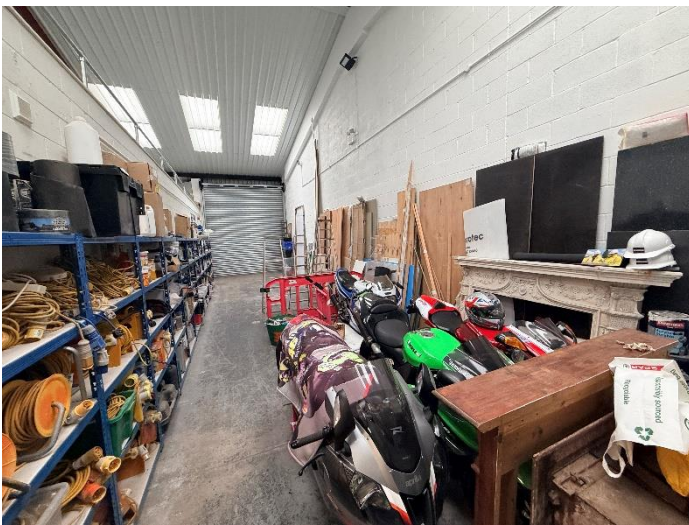
## **Accommodation**

Ground Floor 1,850 sq ft gross internal area, including reception, office 1, lobby, kitchen area, ladies/disabled and gents toilet, office area 2, store room and main industrial/warehouse area with access via a motorised roller door.

Mezzanine floor 1,086 sq ft gross internal area, providing two main areas.

## **SUBJECT TO CONTRACT**









# Fifield Glyn

We're here to help, please contact us via the details below

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