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TO LET

HIGH QUALITY TRADE COUNTER SITUATED ON
A WELL ESTABLISHED TRADING ESTATE



2,844sq.ft (264.47m²)

UNIT 2D, STANLEY GREEN TRADING ESTATE,
HANDFORTH

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LOCATION

The premises are located on the well established Stanley Green Business Park/Trading Estate with the subject unit occupying a prominent position along Earl Road at its junction with Stanley Road which joins the A34 approximately 100 yards distant. Stanley Green Trading Estate is approximately 9 miles south of Manchester City Centre, 5 miles south of Stockport and 2.5 miles east of Manchester Airport. The trading estate is a mixed use development with a variety of retail, industrial and office users. Near by occupiers include Comet, Halfords, TK Max and B&Q.

DESCRIPTION

The premises comprise of a rectangular warehouse unit with roller shutter door at each end of the property. The building is of modern construction with a height of 15' to the underside of the eaves. The unit is fully self-contained with WC facilities and also benefits from gas warm air heating, 3-phase electricity and 10 designated car parking spaces. The unit currently has B1/B8 planning permission with trade counter use permitted.

FLOOR AREAS

2,844sq.ft (264.47m²)

TERMS

The premises are available by way of a sub-lease or assignment of the existing lease expiring on 24 December 2012.

RENT

£22,250 per annum, exclusive.

LEGAL COSTS

Each party to be responsible for the own legal costs.

VAT

Landlord's Solicitors to confirm.

VIEWINGS

Strictly by appointment with the sole agents.



HALLAMS
Property Consultants
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