



**markwarburton**  
CHARTERED SURVEYORS

ID 100-095

## FOR SALE / MIGHT LET

MODERN SINGLE STOREY INDUSTRIAL / WAREHOUSE BUILDING WITH SECURE LOADING YARD, EXTERNAL STORAGE COMPOUND AND CAR PARKING.

**3,516 sq ft (327 sq m)**

 UNIT 3 PHOENIX COURT, HAMMOND AVENUE,  
WHITEHILL INDUSTRIAL ESTATE, REDDISH,  
STOCKPORT, SK4 1PQ.

## PROPERTY LOCATION

The property is located on Phoenix Court which runs just off Hammond Avenue within the very well and long established Whitehill Industrial Estate at Reddish, Stockport.

Whitehill Industrial Estate is very well positioned in relation to the local and regional road network being on the northside fringe of Stockport. It is served by the M60 Manchester Outer Ring Road with access being afforded at the Portwood Roundabout via Tiviot Way which runs from the Reddish area.





- **Rare purchase opportunity.**
- **Secure and well located.**
- **Good off street loading facilities and external storage compound.**

**The property is modern single storey industrial/warehouse building forming part of a terraced block of similar buildings along both sides of Phoenix Court.**

The construction is of steel portal frame with the property having a pitched and lined roof incorporating translucent roof panels, fully clad external elevations, and a solid concrete floor throughout. Access is afforded into the warehouse at the front via steel concertina door (15ft high by 15ft 6ins wide) and the warehouse has a built eaves height of some 16ft 9ins.

To the front of the property has single storey abutment which accommodates two offices, a kitchen and wc. The main building has been fully fitted out to exacting standards to accommodate our client's catering business. This is arranged with a central processing room with surrounding fridges, cold stores and storage rooms.

Externally there is a dedicated and secure loading yard to the front which also provides off road car parking. There are also two additional car parking spaces owned by the property further along Hammond.

The whole property is secured by steel palisade fencing.

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## SERVICES

We understand that all mains' services are available including a three-phase electricity supply. Lighting is provided by a mixture of sodium units and recessed fluorescent units and heating is provided by gas fired central heating system to the offices and gas fired hot air blower to the warehouse.

## SALE PRICE

£375,000

## RATES

Rateable Value is £17,500

## LEASE TERMS

Consideration might be given to a letting of the unit with full terms on application.

## ENERGY PERFORMANCE

Certificate available on request.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser or tenant.

## FLOOR AREA

The property extends to a gross internal floor area including the mezzanine of 3,516 sq ft as follows:

Warehouse	2,620 sq. ft	243 sq. m
Offices etc	631 sq. ft	59 sq. m
1st Floor Stores	265 sq. ft	25 sq. m
<b>TOTAL</b>	<b>3,516 sq. ft</b>	<b>327 sq. m</b>

\*above the fit out of the building is light storage space which extends to approx. 2,355 sq. ft

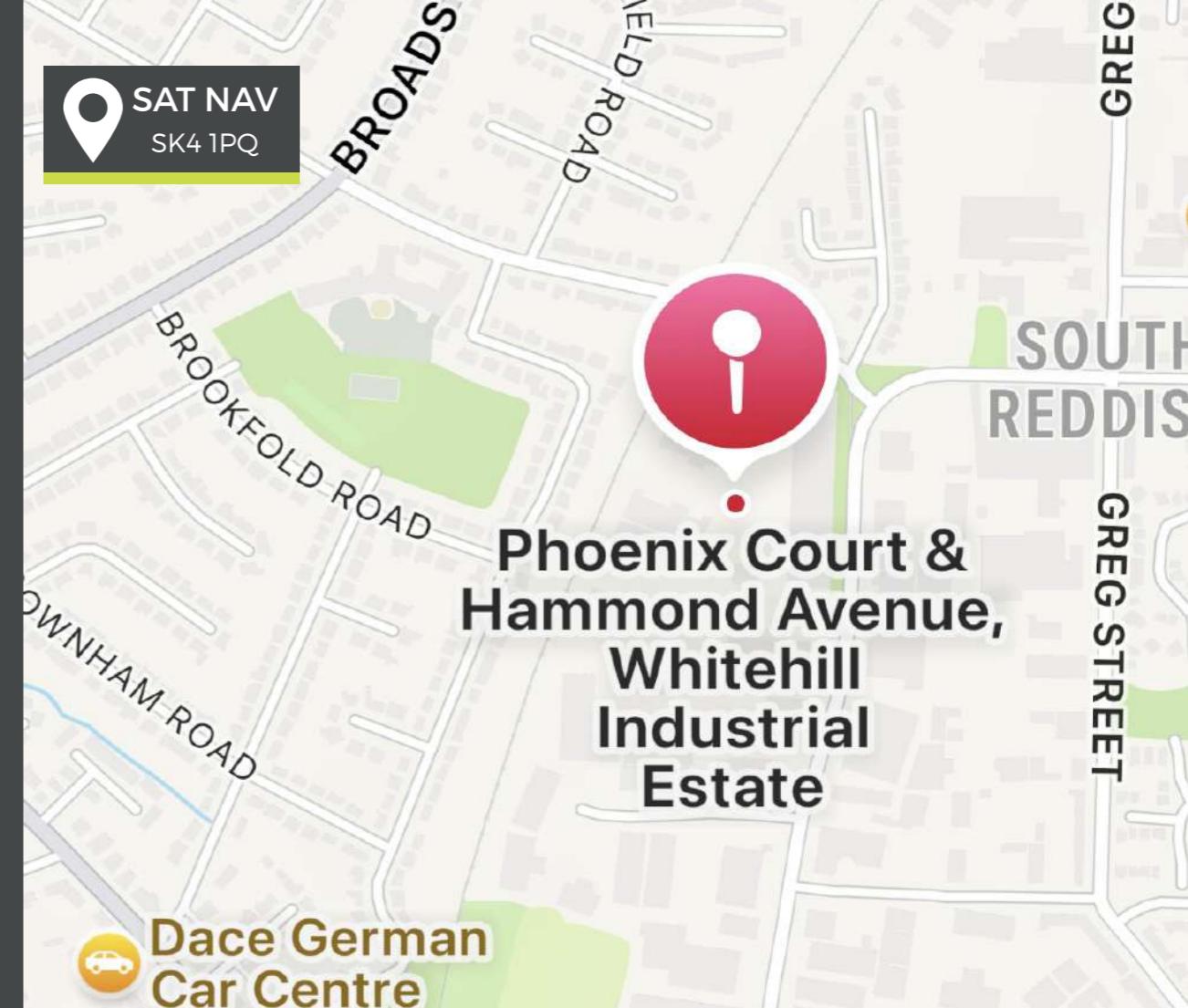
### VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

T: 07769 970 244

E: [mark@mwproperty.co.uk](mailto:mark@mwproperty.co.uk)



**Phoenix Court &  
Hammond Avenue,  
Whitehill  
Industrial  
Estate**

 **Dace German  
Car Centre**

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