



wtgunson
commercial property consultants

- High Quality Build
- 1 Mile from Junction 27 of M60 Motorway
- Ground Rents for Whole Estate Available as Part of Purchase

FOR SALE

**Part Let Modern Industrial
Warehouse Investment**
(May Split)

Units 5, 6, & 7
(Plus Ground Rents)
at Bankside Business Park

Coronation Street
Stockport SK5 7PG



Description

The property comprises a modern industrial unit, which has been split into two smaller units (Units 5/6) and a larger unit (Unit 7).

The units are built to a high modern standard and are of steel portal frame construction, with blockwork elevations clad in steel sheet with steel sheet roofs.

Units 5 & 6 are similar in size and are essentially open plan in layout, each with a small office, wc and kitchen units. They have roller shutter loading access and an eaves height of 7.7metres.

Unit 7 has a relatively bespoke fitout, with the main part of the building divided between ground and first floor, including a mix of good quality offices, storage, canteen and wc's. In addition, there is an open plan, full height section of warehouse accommodation, with two roller shutter loading access doors and an eaves 7.7metres.

Unit 7 has its own dedicated yard, which is gated with a large turning/loading area and provides circa 30 car parking spaces.



Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

Unit 5

Ground floor	200.61sqm
Mezzanine	37.64sqm
Total Unit 5	238.25sqm (2,564sqft)

Unit 6

Ground floor	198.52sqm
Mezzanine	35.70sqm
Total Unit 6	234.40sqm (2,523sqft)

Unit 7

Ground floor	
Reception/offices/workshop	429.89sqm
Ground floor rear storage	449.02sqm
Ground floor Warehouse (full height)	350.66sqm
Ground floor total	1,229.57sqm

First floor Offices/WC's/Canteen	456.84sqm
First floor warehouse rear storage	433.60sqm
First floor total	890.44sqm

Total Unit 7	2,120.01sqm (22,819sqft)
---------------------	---------------------------------

Overall Total	2,593.66sqm (27,907sqft)
----------------------	---------------------------------

Leases



Unit 5 is let to DXCG Ltd on the following terms.

- 6 years from 25 February 2017
- £18,500 per annum
- 3 year rent reviews subject to RPI
- 3 year break clause subject to 6 months written notice
- Fully Repairing and Insuring Terms



Unit 6 is let to Eticom Ltd on the following terms.

- 6 years from 23 December 2016
- £18,500 per annum
- 3 year rent reviews subject to RPI
- Fully Repairing and Insuring Terms



Unit 7 Reception



Unit 7 Offices



Unit 7 Warehouse



Boardroom



Training Room



Unit 7 Warehouse



Unit 7 Interior



Unit 7 Exterior



Unit 6 Exterior

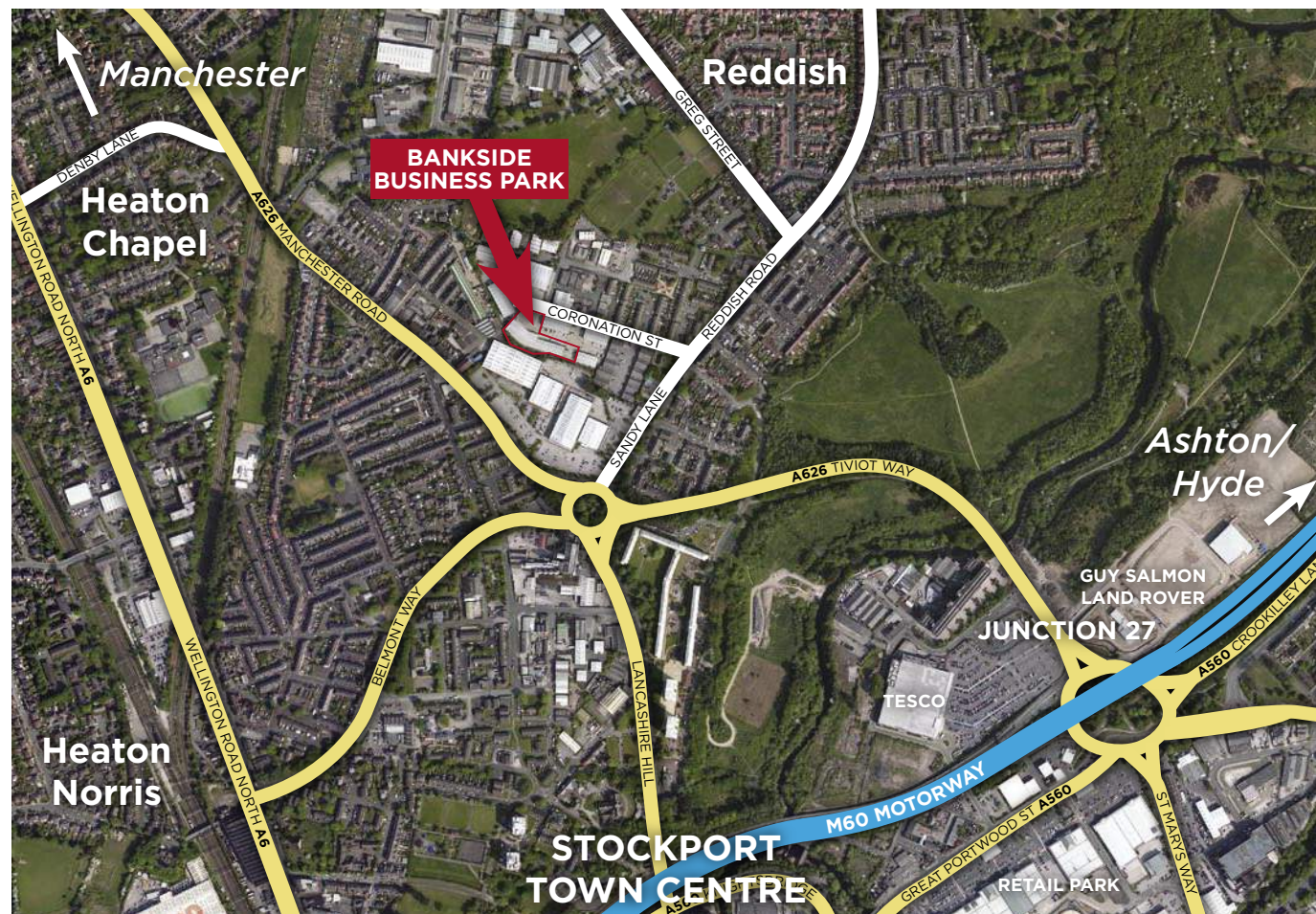


Unit 5 Interior



Location

The units are located on Bankside Business Park, which is on the south side of Coronation Street in the South Reddish area of Stockport. Junction 27 of the M60 Motorway is easily accessible approximately 1 mile south east. Stockport Town Centre is approximately 1.5 miles to the south, whilst Manchester City Centre is approximately 6 miles north west. Manchester Airport is approximately 8 miles south east.



Ground Rents

The Ground Rents for the whole estate are available as part of the purchase and currently produce an annual income of approximately £5,500 per annum and are linked to 5 yearly RPI increases.

Purchase Price

Offers in the region of £1.9million. This represents a net initial yield of 7.06% applying an ERV of £100,000 per annum (circa £4.50/sqft) to Unit 7.

Our client may consider selling the units and ground rents separately. Further details on request.

EPC's

Copies of the EPC's are available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewing

By prior appointment with the sole agents.



Neale Sayle

neale.sayle@wtgunson.co.uk

Mark Grayshon

mark.grayshon@wtgunson.co.uk

Jack McCabe

jack.mccabe@wtgunson.co.uk

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription 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 or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Subject to Contract. Published January 2018.