

**REFERENCE:** 8135 - Gralan House, Stockport



### **9665 sq ft Warehouse Unit with Office Accommodation – Stockport**

**ADDRESS:** Gralan House Green Lane Romiley, Stockport, Cheshire, SK6 3JG

- 9665 Sq ft Opposite Aldi Supermarket
- Close to town centre

#### **LOCATION**

Romiley, with a population in excess of 14,000, is located some 8 miles south-east of central Manchester and 3 miles east of Stockport. The town is within easy access of both the M60 (Junction 25) and M67 (Junction 3) motorways and is accessed by the A6017 and A626

#### **SITUATION**

The property is located on Green Lane, ¼ mile from the town centre in a mixed commercial and residential area, opposite an Aldi supermarket

#### **DESCRIPTION**

A detached single storey unit of steel frame construction with full height brickwork elevations under a pitched roof. Parking facilities exist to the front and left hand side of the property. Access to the industrial/warehouse bay is via a full height roller shutter door located to the right hand side of the building.

#### **ACCOMMODATION:**

**Offices:** 3233 sq.ft. Currently sub-divided to provide reception, toilets, kitchen, 8 training rooms together with stores area.

**Industrial/Warehouse Bay:** 6432 sq.ft. Currently subdivided to provide kitchen, further office/training rooms and warehouse bay.

**Rear Extension:** Room 1: 12'9" x 10'5", Room 2: 12'9" x 16'3", Toilet: 12'9" x 16'5"

**TENURE:** Freehold

**PRICE:** Offers in excess of £495, 000

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