










## Arch 21 Waterloo Court, SK15 2AU

Reference number: SYB04114



-  Size: 1,309 sq ft (121.61) sq m
-  Location: Stalybridge
-  Rent: £8,500 Per Annum + VAT
-  Type: Warehousing, Light Industrial, Storage
-  Available From: Available From: Immediately
-  Local Authority: Tameside Council on 0161 342 8355
-  Deposit:

### Property Description:

The property provides approximately 1309 sq ft of light industrial/storage accommodation accessed via a steel vehicular door or separate personnel door. The main workshop/warehouse area has level concrete floors and fluorescent lighting throughout. The property benefits from an office and WC including the services: 3 phase electricity supply and telephone point.

## Key Details:

- Refurbished Premises
- WC/Office

## Location Description:

The property is located off Waterloo Road, close to both Stalybridge town centre and railway station. The property is approached from the railway station beneath the railway bridge and is to be found on the left hand side of Waterloo Road.

## Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

## Property Insurance:

The tenant is to pay the sum of £352.00 per annum in respect of a contribution to insurance.

## User Planning:

The premises are considered to be suitable for business (B1), industrial (B2) and storage/distribution (B8) purposes. The premises may be considered for alternative uses subject to the acquisition of planning consent.

## Service Charge:

An annual service charge is payable by the tenant for the upkeep of the common areas.

## Contact:

Natasha Worthington

## Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

An intending lessee/purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Arch Company Properties Limited does not oblige itself to accept the highest or any offer.

The Arch Company Properties L.P. Registered Office: 140 London Wall, London, EC2Y 5DN. The Arch Company Properties Limited is registered in England & Wales no 11516452.

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