Virtual Commercial

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Leasehold

B1 Office/ Business / D1 Non-residential institution

Stockport Town Centre Office Property To Let - New Lease

Location
Ethnic Diversity Service Bann Street, Stockport, Cheshire, SK3 0EX



Property Details
High profile single storey office adjacent to Stockport town centre and close to Stockport bus and train stations.

Rates exempt. Suitable for office or D1 occupiers.

The property is comprised of a self contained single storey office building of traditional construction with full high brick elevations and a flat roof. To the front of the property parking for 7 cars is available.

Internally the property has been sub-divided to provide:
- A feature reception
- Two open plan office/training areas
- Private office
- Store.

ACCOMMODATION:

Available as 640 sq.ft open plan office for £699/month or as 1280 sq.ft overall for £1398/month.

1280 sq.ft.overall providing entrance lobby, 2 x open plan office areas, private office area, store areas and an amenity block comprising ladies/disabled and gents toilet facilities and a kitchen.

SERVICES:
All main services are available at the property including three phase and single phase electricity, water and drainage.

There is currently no business rate payable due to applied business relief for small businesses.

Location Description
From Mersey Square in the centre of Stockport, travel towards Hazel Grove along the main A6 Wellington Road South. After a short distance and at the traffic light junction with Stockport Town Hall on the left, turn right onto Greek Street. At the roundabout junction take the third exit onto King Street West where the site is located after a short distance on the right hand side at the junction of King Street West and Bann Street.

The property adjoins the Town Centre and faces onto the proposed inner town centre ring road. The site is a few minutes walk from both the centres of Stockport and Edgeley and also from Stockport Bus and Railway Stations.

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Floor Areas	Sq Ft	Sq M
Ground Floor	1,280	118.92
Total	**1,280**	**118.92**

Other Spaces		
Parking	7	Spaces

Measurements taken
These are net internal measurements taken by a surveyor.

Monthly Rent: £699

Lease Details
New Lease on Full Repairing and Insuring Terms for a term by arrangement. Deposit Subject to references.

The freehold is also available please contact us for more information.

VAT
The VAT status of the property is to be determined.

Business Rates
The property is assessed for rates as follows:
Rateable Value: £8,479

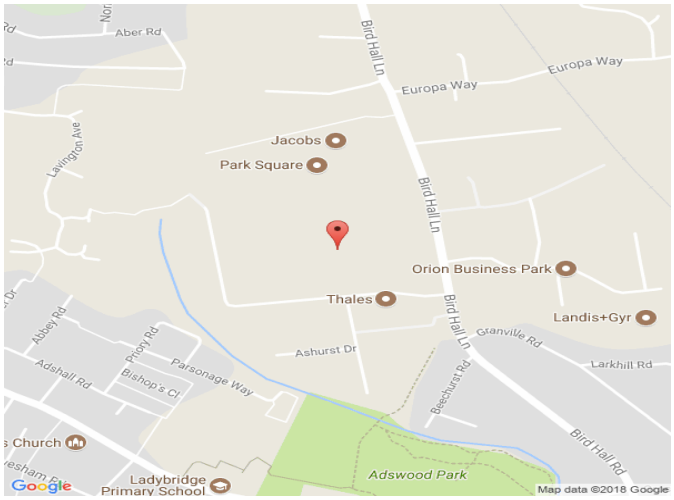
Local Authority
Stockport Metropolitan Borough Council

Legal Costs
Each party will be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate
The EPC for the building is available on request.

References & AML Checks
All successful offers will be subject to a non-refundable reference and Anti-Money Laundering (AML) check at a cost of £69 + VAT, this charge is for UK residents only and additional charges may apply subject to our Terms & Conditions.

MAP VIEW



STREET VIEW



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Gallery





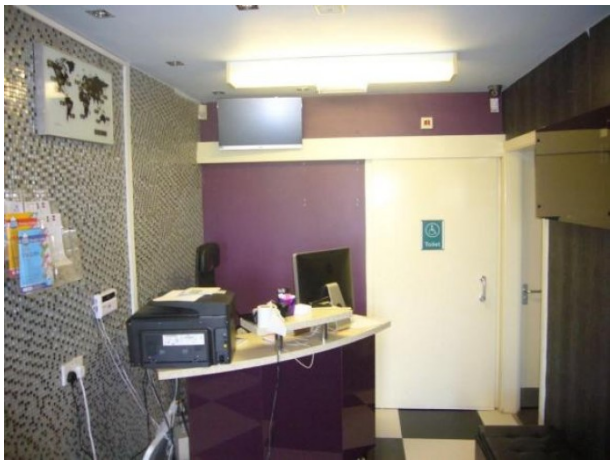








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