

Unit 9 Rhino Court, Station View, Bramhall Moor Lane, Hazel Grove, Stockport

For Sale or To Let

£595,000 subject to contract

£23,750 - £47,500 pax



191 - 382 sq.m (2,056 - 4,112 sq.ft)

Each floor available separately

Detached, high specification part air-conditioned office building, in a mature landscaped business park, with disabled access and 15 car parking spaces

- Within walking distance of bus/rail services and Hazel Grove's extensive retail centre
- Manchester International Airport within 15/20 minutes' drive
- Forming part of a modern business park with attractive mature landscaping
- Suspended ceilings with integral lighting and movement sensors
- Monitored security alarm/CCTV security
- Full access raised floors
- Air-conditioning in part, central heating, fire alarm and door release intercom system
- Double glazed coated aluminium framed window units
- Disabled access

Location

Rhino Court is a modern business park, conveniently located within walking distance of bus/rail services and Hazel Grove's extensive retail centre, where occupiers include Sainsbury's, Marks & Spencer Simply Food and Asda. Manchester International Airport and the M60 motorway are within 15/20 minutes' drive. (Satnav: SK7 5ER).

Description

A two storey, detached, high specification office building with brick and blockwork elevations and a pitched tiled roof. The offices are finished to a high standard and have suspended ceilings with integral lighting and movement sensors, coated aluminium framed double glazed window units, internal decoration, full access raised floors and floor coverings.

Ground Floor

Impressive entrance foyer with disabled access and gents and ladies/disabled toilets off and broad stairway to first floor. 191 sq.m (2,056 sq.ft) net internal area, providing a single open plan office area with good natural light.

First Floor

Broad landing area with gents and ladies toilets off and door to external balcony area. 191 sq.m (2,056 sq.ft) net internal area, providing a single open plan office area with good natural light and open kitchen area with extensive fitted units and working surface.

Car Parking

There is a total of 15 car parking spaces within the adjacent landscaped car parking area, including 2 disabled car parking spaces.

Security

The offices are fitted with a security alarm and a door release intercom system. The business park as a whole benefits from a CCTV security system/service, (details to be confirmed).

Services

Available services include, gas, electricity, water and drainage. The property has gas fired central heating, air-conditioning (first floor & part ground floor) and a fire alarm.

Energy Performance

Energy Performance Asset Rating B. EPC available on request.

Rateable Assessment

Rateable Value: £54,500. (whole property).

Business Rates Payable 2015/16: £26,868.50.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

£47,500 per annum, exclusive, plus VAT, including 15 car parking spaces (£11.55 per sq.ft).

(Each floor is available to let separately at a rent of £23,750 per annum exclusive, plus VAT and the tenant of each floor will be responsible for a proportional contribution to the cost of the maintenance and upkeep of common parts and the exterior of the property, utility bills, Business Rates, estate charges, security charges, fire alarm maintenance, buildings insurance, etc.)

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note 1

The tenant is responsible for the payment of the estate charges for the maintenance and upkeep of common parts of the estate, security charges and buildings insurance.

Note 2

The property is also offered for sale at a price of £595,000 plus VAT, subject to contract.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

Email: enquiries@buckleycommercial.co.uk

Please visit our [website to see additional photographs](http://www.buckleycommercial.co.uk)

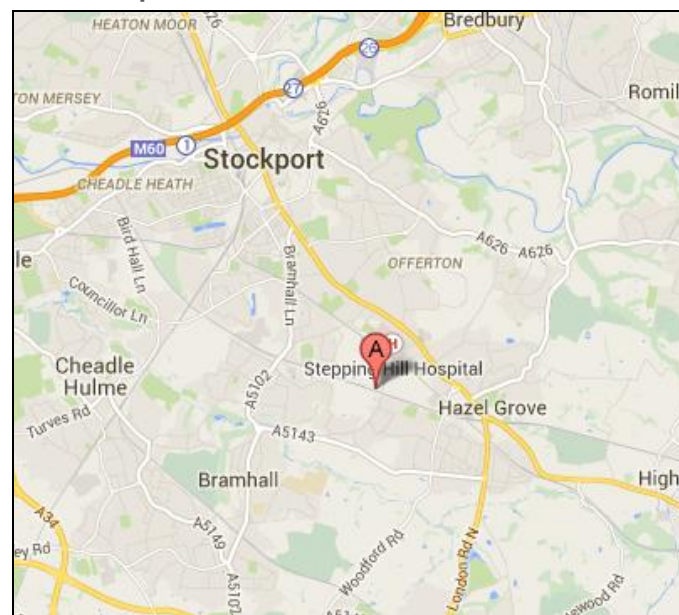
www.buckleycommercial.co.uk or contact joint agent Canning O'Neill.

Tel: 0161 244 5500.

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



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