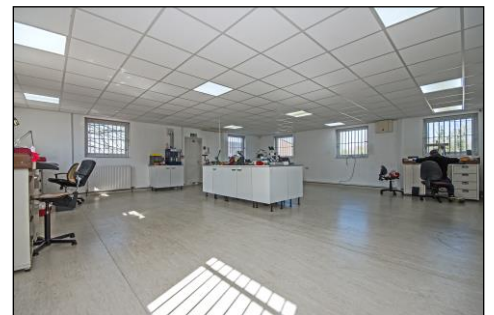


## Stratum House Chester Street, Stockport SK3 0BQ

**To Let or For Sale**  
£32,500 per annum, exclusive  
£375,000 subject to contract



**282.2 sq.m (3,037 sq.ft)**

**Detached, prominently located, two storey office and light industrial/warehouse property with 6 car parking spaces and an additional enclosed yard/parking area**

- Gas fired central heating
- Part air-conditioned
- UPVC double glazed window units
- Part suspended ceiling with integral lighting
- 6 car parking spaces with additional yard/car parking area
- Convenient location within walking distance of Stockport town centre, bus station and rail station
- Within 2 minutes' drive of junction 1 of the M60 motorway
- Manchester Airport within 15 minutes' drive

## Location

Stratum House is prominently located on the corner of Chestergate and Chester Street in Stockport town centre, within 2 minutes' drive of junction 1 of the M60 motorway. Stockport's mainline rail station and bus station are both within comfortable walking distance, as are the prime retail areas in Stockport town centre. Stockport has benefitted from substantial improvement in recent years including improvements to the road network and major developments such as Stockport Exchange and Redrock. Town centre occupiers now include Holiday Inn Express, Travelodge, The Light Cinema, Zizzi, Pizza Express, JD Sports, Primark and many others. Manchester Airport is within approximately 15 minutes' drive. (SatNav: SK3 0BQ)

## Description

A detached, two storey office and light industrial/warehouse building with brickwork elevations and a pitched concrete tiled roof. The property has UPVC double glazed window units, good natural light and part suspended ceilings with integral lighting.



## Ground Floor

142.8 sq.m (1,537 sq.ft) gross internal area, including porch, entrance foyer, lobby, kitchen area, toilet facilities and a range of office and light workshop areas.



## First Floor

139.3 sq.m (1,500 sq.ft) gross internal area, providing a range of private and general office/light workshop areas.

## Car Parking/Yard

The property has 6 car parking spaces and an additional enclosed yard/car parking area. The overall site area is 684 sq.m (818 sq.yds) approx.

## Security

There is a security alarm installed and security bars to the windows. The tenant is responsible for maintaining the security alarm.

## Services

Available services include, gas, electricity, water and drainage. The property is fitted with gas fired central heating and fire alarm installations.



## Energy Performance

Energy Performance Asset Rating E-112. EPC available on request.

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



### Rateable Assessment

Ground Floor Rateable Value: £7,500

First Floor Rateable Value: £14,250

Ground Floor Business Rates Payable 2023/24: £3,742.50

First Floor Business Rates Payable 2023/24: £7,110.75

(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

£32,500 per annum, exclusive.

(The Landlord may require a Rent Deposit).

### Legal Costs

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

### Note 1

Our client will also consider a sale of the property at a price of £375,000 subject to contract. The tenure is leasehold. A 99 year Stockport MBC ground lease, which commenced 31/10/2014 and is subject to rent reviews at 5 yearly intervals and a passing rent of £4,500 per annum exclusive plus VAT (to be confirmed).

### Note 2

The property may not be used for the manufacture or sale of beers, wines, spirits or other intoxicants/alcoholic drinks.

### Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

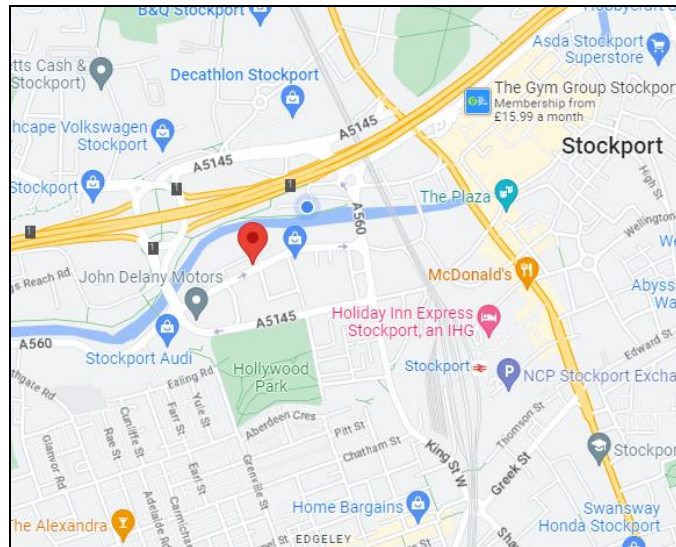
### Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties.

### Important Note

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

### Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

**(PA34960FF-09/05/23-Draft.1)**