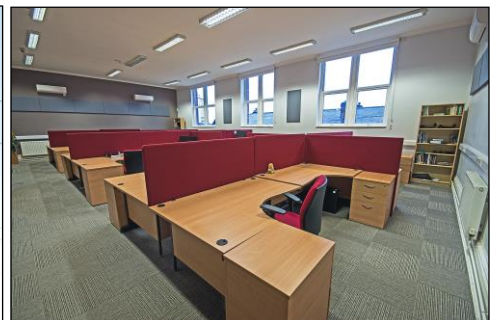


Whitworth House 28 Charles Street Stockport, SK1 3JR

To Let

Inclusive rents from £5,000
per annum



18.4 – 249.3 sq.m (198 – 2,684 sq.ft)

High quality office space within a detached, well appointed, two storey, air-conditioned, period office property with on site car parking and additional basement area of 32.5 sq.m (350 sq.ft)

- Air-conditioning
- Gas fired central heating
- UPVC double glazed window units
- Good natural light
- Security alarm and fire alarm
- High specification communal kitchen/staffroom /break-out area
- Within 5 minutes' walk of the A6 for bus services
- Within 15 minutes' walk of Stockport's mainline rail station
- Within 5 minutes' drive of the M60 motorway
- Within 20 minutes' drive of Manchester Airport

Location

The property is conveniently located on Charles Street, just off Higher Hillgate, within 5 minutes' walk of the A6 for regular bus services and within 15 minutes' walk of Stockport's mainline rail station. Stockport has benefited from substantial recent investment, including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure and retail scheme. Town centre occupiers now include The Light Cinema, Holiday Inn Express, Travelodge, Tesco Extra, Zizzi, Pizza Express, Primark and many others. Manchester Airport is within approximately 20 minutes' drive of the property. (SatNav: SK1 3JR)



Description

Office space within a substantial, detached, part two storey period office property with brickwork elevations and a pitched tiled roof. The property has many attractive internal features, including an impressive entrance hallway with feature tiled floor and a broad stairway to the first floor. The property benefits from UPVC double glazed window units, good natural light, high ceilings and quality internal finishes.



Ground Floor

Impressive entrance hall/foyer with doors to:

- Suite 1 (left hand): 73.5 sq.m (791 sq.ft) net internal area
- Suite 2 (right hand): 18.4 sq.m (198 sq.ft) net internal area
- Suite 3 (right hand): 26.1 sq.m (280 sq.ft) net internal area
- Suite 4 (rear): 103.1 sq.m (1,110 sq.ft) **LET**

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.

In addition there are ladies and gents toilets, a seating area for visitors and a broad stairway to the first floor.



First Floor

Suite 5: 131.5 sq.m (1,415 sq.ft) net internal area

In addition there is a substantial communal staff/kitchen /break-out area with high quality fitted wall and base units, working surface and built in cupboards and fitted dishwasher/microwaves and a communal server room.

Basement/Cellar

32.5 sq.m (350 sq.ft) net internal area, with headroom of 1.88 m (6'2") and providing a useful storage area, which could be made available at additional rent, if required.



Car Parking

There is a substantial surfaced car parking area to the rear of the building, where car parking spaces are provided for each suite.

(Further car parking spaces may be available in an adjoining car park, at additional cost, if required. (Permitted hours of use of the adjoining car park 08.30 - 17.00, Monday - Friday, excluding public holidays).

Security

Security bars and grills are fitted to the ground floor windows and there is a security shutter fitted over the main entrance door. The property has a security alarm.

Services

The property has air-conditioning, central heating and a fire alarm installation. Broadband services are available at additional cost (details to be confirmed).



Energy Performance

Energy Performance Asset Rating D-92. EPC on request.

Rateable Assessment

Tenants will be responsible for the payment of Business Rates on the offices (if any). The individual office suites are to be reassessed for Business Rates purposes.

Lease terms

An internal repairing lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The leases will be formed outside of the Landlord & Tenant Act 1954).

Rent

Suite 1: £17,500 per annum inclusive (incl 3 car spaces)

Suite 2: £5,000 per annum inclusive (incl 1 car space)

Suite 3: £7,000 per annum inclusive (incl 1 car space)

Suite 4: **LET**

Suite 5: £30,000 per annum inclusive (incl 6 car spaces)

Rents are inclusive of the cost of the repair and maintenance of common parts of the property, external repairs, utility charges, buildings insurance, etc. (details to be confirmed).



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Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

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

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

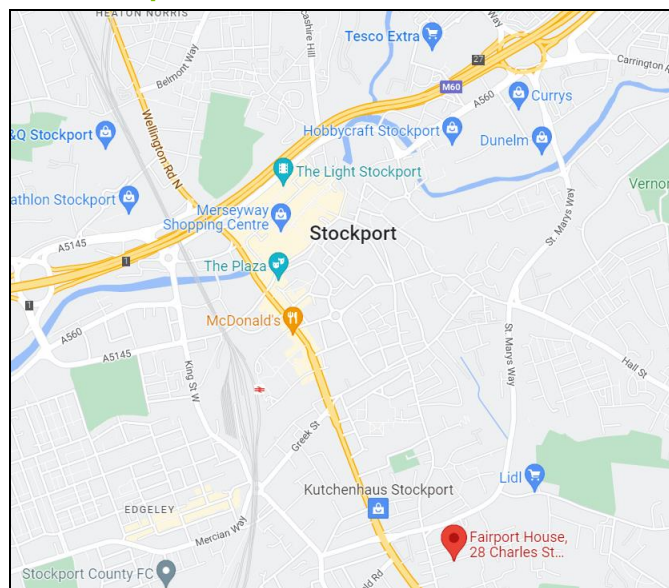
Possession

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

Important Note

The property is not elected for 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 ●

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