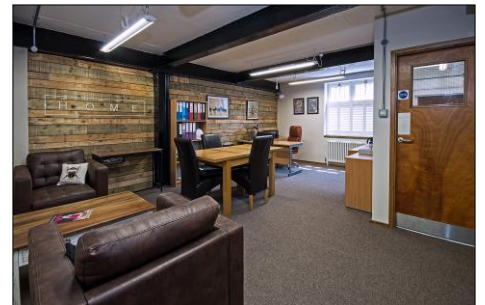


The Mill 5 Mowbray Street Stockport, SK1 3EJ

To Let
£9,000 per annum, exclusive



75.9 sq.m (817 sq.ft)

High specification ground floor offices with warehouse

- 36.1 sq.m (389 sq.ft) office area
- 39.7 sq.m (428 sq.ft) warehouse area
- High quality internal finishes to the offices
- Roller shutter access to the warehouse area
- Broadband available to the building
- Convenient town centre location within a short walk of the rail station and retail centre
- M60 motorway within a few minutes' drive

Location

The premises are conveniently located on Mowbray Street just off Middle Hillgate in Stockport town centre, within comfortable walking distance of Stockport's mainline rail station, the A6 for regular bus services and the retail centre. Stockport has benefitted from substantial investment 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, Pizza Express, Zizzi, Primark and many others. The M60 motorway is within 5 minutes' drive and Manchester Airport is within 15/20 minutes' drive. (SatNav: SK1 3EJ)

Description

High specification, ground floor offices with adjoining warehouse area with roller shutter access, within a period residential property with brickwork elevations and pitched slated roof. The warehouse area is single storey, again of brickwork construction, with a mono-pitched polycarbonate roof covering.

Office Area

36.1 sq.m (389 sq.ft) gross internal area, including general office area and toilet area with WC, wash basin and shower cubicle.

Warehouse Area

39.7 sq.m (428 sq.ft) gross internal area, including main warehouse area with access via a motorized roller shutter door providing an opening of 4.85 m (15' 11"). Maximum headroom 4.6 m (15' 1") and minimum headroom of 3.81 m (12' 6"). (A small area within the main bay has been retained as a Landlord's area to accommodate the Wi-Fi router for the building and infrequent rights of access are reserved in favour of the Landlord and other tenants within the building, to attend to it from time to time. Rights of way have also been reserved in favour of the Landlord and the other tenants in relation to the passage of utilities through the premises and attending to the utilities/central heating installation from time to time).

Car Parking

On-road car parking is available in the immediate vicinity and contract car parking spaces are available within the town centre.

Security

There are security grills fitted to the windows.

Services

Available services include, gas, electricity, water and drainage. The property is heated by way of a communal gas fired central heating installation and the property has a fire alarm system/emergency lighting.

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.

Energy Performance

Energy Performance Asset Rating E-118. EPC available on request.

Rateable Assessment

Rateable Value: (to be re-assessed)

Business Rates Payable 2023/24: (to be re-assessed)

NB: You may qualify for 100% Business Rates Relief - please ask for details.

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

Lease Terms

The premises are offered to let by way of an assignment of a 5 year full repairing and insuring lease, subject to a rent review at the end of year 3, with a commencement date of 05/10/2022. There is a tenant's option to terminate the lease on 05/10/2025 subject to the tenant giving one month's prior written notice.

Rent

£9,000 per annum, exclusive.

(The Landlord will require a Rent Deposit).

Legal Costs

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

Service Charge

The Landlord levies additional charges in respect of repair and maintenance of common parts of the building, external repairs, broadband service, heating installation maintenance, water charges, gas, electricity, fire alarm/emergency lighting maintenance, buildings insurance, etc. The Landlord charges a budgeted service charge (calculated on a non-profit basis) and this is reviewed and adjusted 6 monthly. (Details to be confirmed).

Note

The office furniture within the offices may be available by way of separate negotiation, if required. (details to be confirmed).

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

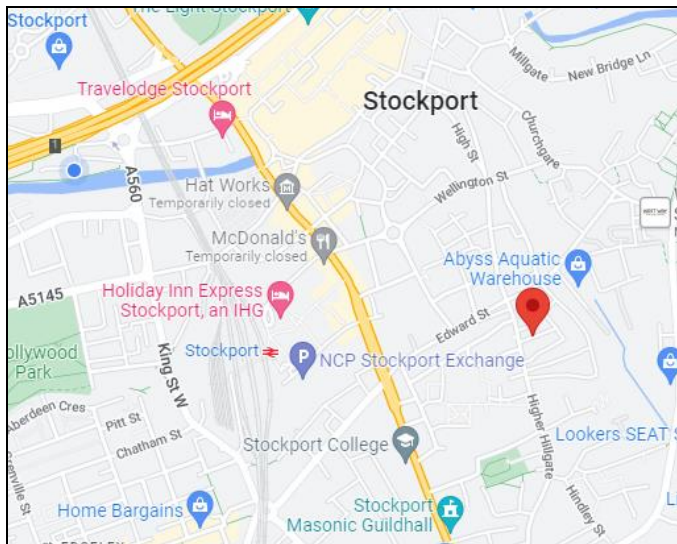
Possession

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

Important Note

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, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

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