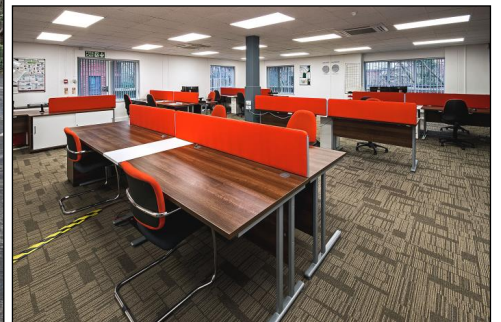


9 Acorn Business Park
Heaton Lane
Stockport SK4 1AS

To Let

£27,875 per annum, exclusive
Including 8 car parking spaces



199.4 sq.m (2,146 sq.ft)

Well appointed, air-conditioned, ground floor, town centre office suite with 8 car parking spaces

- Very conveniently located just off junction 1 of the M60 motorway
- Within walking distance of Stockport's extensive retail centre, new transport interchange/bus station and mainline rail station
- Manchester Airport is within 15 minutes' drive
- CCTV security on-site and vehicle number plate recognition security gates out of office hours
- Air-Conditioning/central heating
- LED lighting
- Security alarm/bars/shutters and door release intercom system
- Double glazed window units
- Accessible entrance/toilet facilities

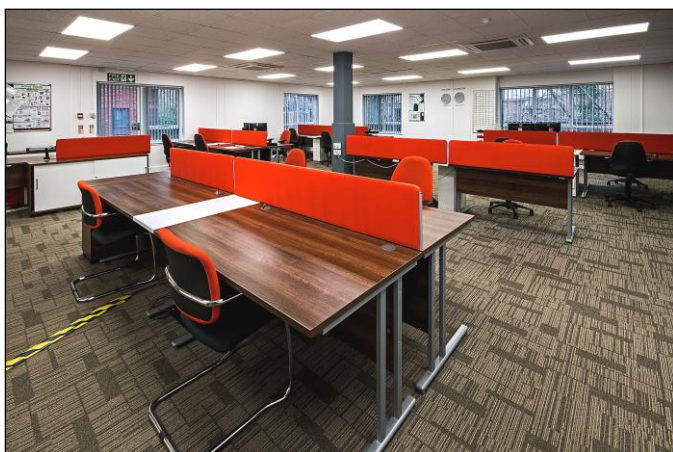
Location

The office suite is located on the popular Acorn Business Park, just off Junction 1 of the M60 motorway in Stockport town centre, within walking distance of Stockport's mainline rail station, new transport interchange/bus station and extensive retail centre. Stockport has benefited from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock. Town centre occupiers now include Pizza Express, Zizzi, The Light Cinema, Travelodge, Holiday Inn Express, Primark and many others. Stockport is a popular retail and commercial location and is within 15 minutes' drive of Manchester Airport. (SatNav: SK4 1AS).



Description

The office suite forms the ground floor of a two storey, detached, purpose-built office building with brickwork elevations and a pitched tiled roof. The office suite is well appointed and benefits from a suspended ceiling with integral LED lighting, air-conditioning, internal partitioning, fitted kitchen area, window blinds and floor coverings.



Ground Floor

Communal entrance foyer.

Ground floor office suite: 199.4 sq.m (2,146 sq.ft) net internal area, partitioned to provide general office area 1 with ramped disabled access from the side, meeting room/office 2, training room/office 3, training room/office 4 (with concertina type moveable division between offices 3 and 4) and kitchen/staffroom with fitted wall and base units, sink unit

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.

and electric water heater. In addition there are ladies/disabled/gents toilets.

Car Parking

The office suite benefits from 8 car parking spaces within the landscaped car parking area.



Security

The office suite has a security alarm system, a door release intercom system and security bars/shutters to the windows/doors. The business park as a whole benefits from a CCTV security system/service, with a security gate on the business park operating on a vehicle number plate recognition system out of normal working hours.

Services

Available utilities include gas, electricity, water and drainage. The property is fitted with a gas fired central heating installation, air-conditioning units and a fire alarm system.

Energy Performance

Energy Performance Asset Rating C-55. EPC available on request.

Rateable Assessment

Rateable Value: £25,800.

Business Rates Payable 2023/24: £12,874.20.

(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. (The lease is to be formed excluding the security of tenure provisions of the Landlord & Tenant Act 1954).

Rent

£27,875 per annum, exclusive (£12.99 per sq.ft), plus VAT, including 8 car parking spaces.

(The Landlord may require a rent deposit)

Legal Costs

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

Note

The tenant is responsible for a proportional (50%) contribution towards the cost of the repair, maintenance and upkeep of the whole property including utilities, on-site security/CCTV, refuse, estate charges, cleaning, security/fire alarm system maintenance, central heating/air-conditioning installation maintenance, buildings insurance, etc. (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



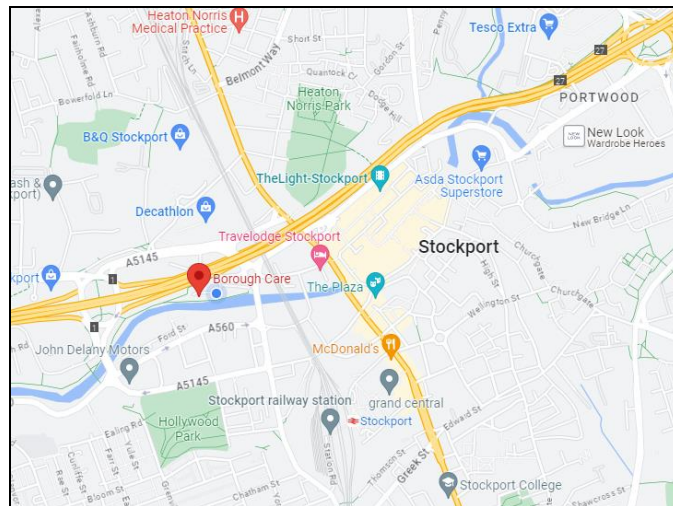
Possession

Available from 04/06/24 following completion of legal formalities and subject to agreement on specific dates between the parties involved.

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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