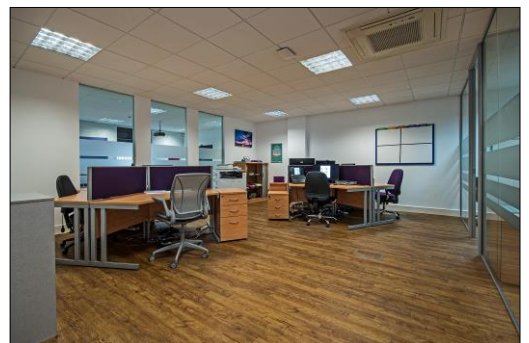


**Unit A9, The Embankment
Business Park, Riverview,
Heaton Mersey, Stockport,
SK4 3GN**

To Let

**£40,450 per annum, exclusive
(£12.99 per sq.ft including
car parking)**



289.2 sq.m (3,113 sq.ft)

**High specification, self-contained, air-conditioned,
office property with car parking for 10 cars**

- Raised floors with power and data points
- Suspended ceilings with integral lighting
- Powder coated, aluminium, double glazed window units
- Air-conditioning
- Security alarm and fire alarm
- Attractive internal features
- Within 5 minutes' drive of Stockport town centre and the M60 motorway
- Within 5 minutes; drive of the A34 corridor and Didsbury village centre
- Manchester Airport within 15 minutes' drive

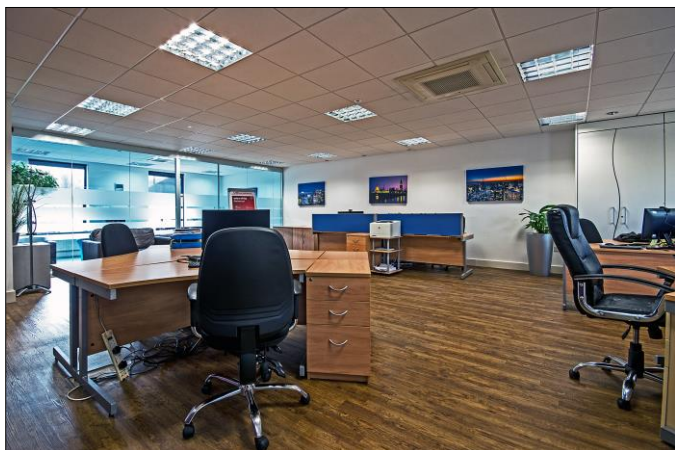
Location

The property is located on Riverview in Heaton Mersey, which is a popular commercial location, within 5 minutes' drive of Stockport town centre, the M60 motorway, Parris Wood entertainment centre and Didsbury village centre. Stockport benefits from an extensive retail centre and mainline rail station and Manchester Airport is within 15 minutes' drive. The property is also within 5 minutes' drive of the A34 corridor, which provides easy access to Manchester city centre to the north and to the south, there are extensive retail and leisure facilities including John Lewis, David Lloyd Leisure, Sainsbury's and TGI Fridays. (SatNav: SK4 3GN)



Description

A modern, high specification, two storey office property with brickwork elevations and a pitched tiled roof. The offices benefit from powder coated, aluminium framed, double glazed window units, suspended ceilings with integral lighting, air conditioning, raised floors, good natural light, fitted kitchen areas and high quality internal finishes.



Ground Floor

Impressive entrance foyer with double entrance doors, disabled access, gents/disabled and ladies toilet facilities. 138.9 sq.m (1,495 sq.ft) net internal area, presently divided by way of part glazed partitioning to provide a range of general and private office areas, fitted kitchen area and breakout area.

First Floor

Broad landing area with ladies and gents toilet facilities and doors to an office area of 150.3 sq.m (1,618 sq.ft) net internal area, presently divided by way of part glazed partitioning to provide a range of general and private office areas, server room and fitted kitchen area.



Car Parking

There are 10 allocated car parking spaces within the adjoining car parking area.

Security

The property is fitted with a security alarm system, external lighting and monitored on site security (details to be confirmed).

Services

Available services include, gas, electricity, water and drainage. The offices have a gas fired central heating installation, air conditioning, raised floors and there are fitted kitchen areas and ladies and gents toilets on both floors.

Energy Performance

Energy Performance Asset Rating C-54. EPC available on request.



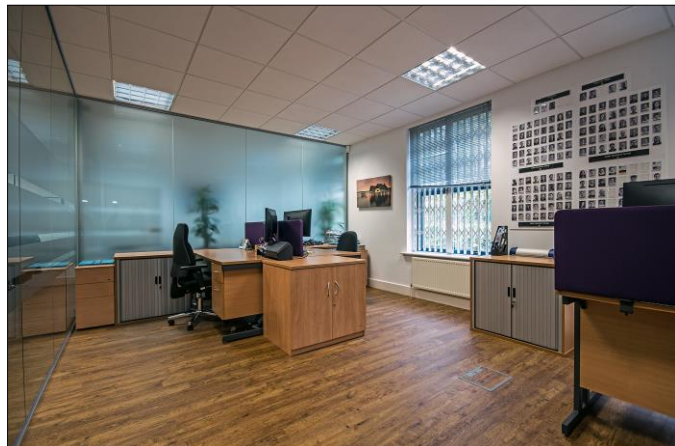
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Rateable Assessment

Rateable Value: £38,250

Business Rates Payable 2024/25: £19,086.75

(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. (The lease will be formed outside the protection of the Landlord & Tenant Act 1954 - to be confirmed).

Rent

£40,450 per annum, exclusive plus VAT.

£12.99 per sq.ft including 10 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 Landlord will levy additional charges in respect of buildings insurance, maintenance of landscaping/common parts of the estate, security, 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

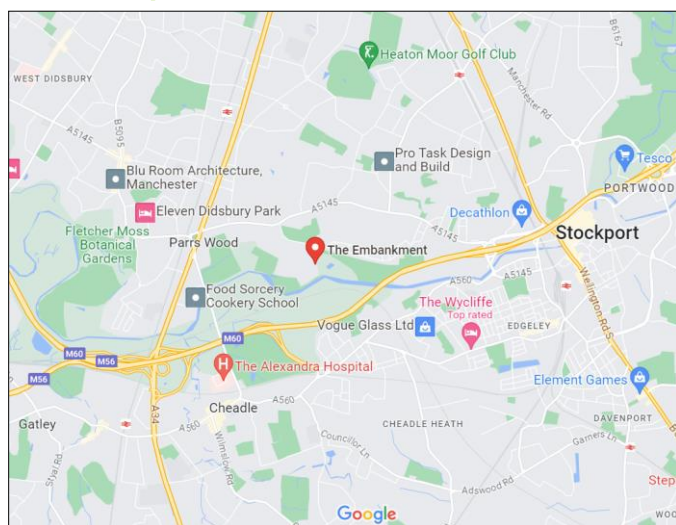
Possession

Available from 1st June 2024, following completion of legal formalities, subject to agreement on specific dates between the parties involved. There may be some flexibility for earlier occupation.

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 ●

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