

# RIDLEYTHAW



## TO LET

Office Premises  
350 sq.ft

- Generous Parking
- 24 Hour Security Guard

**Discovery House**  
**Crossley Road**  
**Stockport**  
**SK4 5BH**

**0161 669 4000 | [rtlip.co.uk](http://rtlip.co.uk)**

# RIDLEYTHAW

## Location

Discovery House occupies a prominent position at the entrance to Discovery Park, which in turn fronts Crossley Road, close to the A6 Wellington Road North.

The property is located within 2 miles of Junction 1 of the M60 Orbital Motorway and approximately 7 miles from Manchester Airport.

## Description

The property comprises a 3-storey office building. There is an 8-person passenger lift, providing access to all floors of the premises. The property benefits from a 24-hour security guard and CCTV and generous parking facilities at the rear of the building.

## Accommodation

Part First Floor	350 sq.ft	(32.52 sq.m)
Part Second Floor	350 sq.ft	(32.52 sq.m)

## Business Rates

The tenant will be responsible for the payment of business rates.

## Terms

The property is available on a new lease for a term of years to be agreed.

## Rents

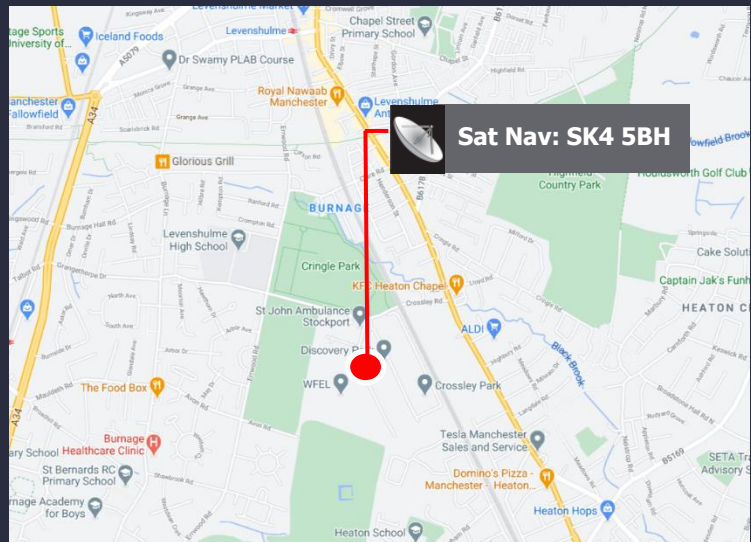
£9,000 per annum payable quarterly in advance.

## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information Please contact:

Daniel Holland-Bunch at Ridley Thaw LLP  
[dhb@rtllp.co.uk](mailto:dhb@rtllp.co.uk)



**0161 669 4000 | [rtllp.co.uk](http://rtllp.co.uk)**

**IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991:** Ridley Thaw for themselves and for the vendor or lessors of this property whose agents they are, give notice that: (i) The particulars set out as a general outline only for the guidance of any intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract, (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person employed by Ridley Thaw has any authority to make or give any representation or warranty whatsoever in relation to this property.