

Unit C9 The Embankment Business Park, Vale Road Heaton Mersey, Stockport SK4 3GL

To Let

£40,000 per annum, exclusive



388.5 sq.m (4,182 sq.ft)

**High specification office and light Industrial
/warehouse premises with car parking**

- Approximately 5 minutes' drive from Stockport town centre, M60 motorway & Didsbury village
- 10 minutes' walk to East Didsbury Metrolink
- 15/20 minutes' drive from Manchester Airport
- Air-conditioning and gas fired central heating
- Security shutters over the ground floor door and windows
- Warehouse storage approx 120 pallets with racking
- High quality offices
- Suspended ceilings with LED lighting
- 3 phase power and gas
- Monitored security alarm system
- Car parking

Location

Heaton Mersey is a popular commercial location, within approximately 5 minutes' drive of Stockport town centre, M60 motorway, the A34 corridor and Didsbury village centre. Stockport benefits from an extensive retail centre and mainline rail station and Manchester Airport is within approximately 15/20 minutes' drive. The premises also benefit from being within 5 minutes' drive of the A34, which provides easy access to Manchester city centre to the north and to the south the A34 corridor offers retail and leisure facilities including John Lewis, David Lloyd Leisure, TGI Fridays, Marks & Spencer and Tesco. (SatNav: SK4 3GL)

Description

A high specification office and light industrial/warehouse unit of steel framed construction with profile metal sheet clad elevations and roof covering. The premises benefit from high quality offices with double glazed window units, suspended ceilings, quality internal finishes and carpeting.

Ground Floor

282.4 sq.m (3,040 sq.ft) gross internal area, divided into approx 96.6 sq.m (1,040 sq.ft) office area including reception area, gents/ladies/disabled toilets, shower room, kitchen/staff breakout area and main warehouse area of 185.8 sq.m (2,000 sq.ft) with motorised roller door, providing an opening of 3.96m (13'). (Internal partitioning/lab areas are to be removed to create open warehouse space – see old warehouse photo below - details to be confirmed).



First Floor

106.1 sq.m (1,142 sq.ft) approx. gross internal area providing high quality offices. (The remainder of the first floor areas are to be removed by the outgoing tenant – details to be confirmed).

Car Parking

To the front of the premises there are 6 allocated car parking spaces (including 1 disabled space) and a loading area. There is additional on road car parking nearby and locked bike storage.

Security

There is a security alarm system, security shutters over the ground floor windows and main entrance door and there is also 24/7 monitored on-site security.



Services

Available services include, gas, 3 phase electricity, water and drainage. The unit is fitted with LED lighting, a fire alarm, gas fired central heating to the offices and is part air-conditioned.



Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

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.

Rateable Assessment

Rateable Value: £49,250 (to be reassessed)

Business Rates Payable 2023/24: £24,575.75 (to be reassessed)

(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.

Rent

£40,000 per annum, exclusive plus VAT.

(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.

Service Charge

The estate management company levies additional charges in respect of maintenance and upkeep of common parts of the development and monitored security and we are advised that this is approximately (£1,325.68) per annum exclusive, plus VAT.

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

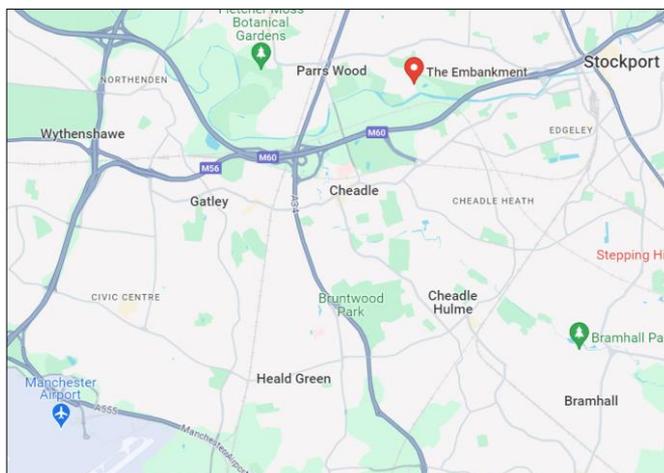
Possession

Available from 1st August 2024 and following completion of legal formalities, subject to agreement on specific dates between the parties. (Earlier possession may possibly be available, subject to agreement with the outgoing tenant and completion of the outgoing tenant's works).

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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(PA3541IND -10/01/24-Draft.3)

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