

## The Tannery, Water Street Stockport SK1 2BP

**To Let**  
From £950 per month,  
inclusive



**11.1 – 187.9 sq.m (120 - 2,023 sq.ft)**

**Luxury serviced office space By Colony in Stockport  
adjacent to the M60 motorway**

- Within an historic mill constructed in 1855
- Many original architectural features refurbished and enhanced
- Excellent transport links via bus, train and adjacent to the M60 motorway
- Manchester Airport within 10/15 minutes' drive
- 24 hour access
- 5 person passenger lift
- Ultra-fast secure broadband
- Access to lounge areas and fully equipped communal kitchen
- Discounted rates for meeting rooms and event spaces
- Fully furnished
- On-site dedicated support team
- Includes complimentary membership to The Colony, Wilmslow's facilities

## Location

The Tannery is located on Water Street just off junction 27 of the M60 motorway in Stockport town centre. Stockport has benefited from substantial recent investment, including improvements to the road network and major developments such as Stockport Transport Interchange, Stockport Exchange, Redrock, STOK and the ongoing Capital & Centric Weir Mill development, amongst others. Town centre occupiers now include Porsche, Tesco Extra, Syster Land Rover Jaguar, Marks & Spencer Foodhall, The Light Cinema, Holiday Inn Express and Travelodge, amongst many others. Manchester Airport is within 10/15 minutes' drive and Stockport rail station provides regular train services on the Manchester Piccadilly to London Euston line. (SatNav:SK1 2BP)

## The Tannery Stockport

An historic three storey mill constructed in 1855, originally for leather tanning. The building has many original architectural features which have been refurbished and enhanced to bring it back to its original splendor. Stockport as a town has a rich industrial history contrasting with modern, ever-growing developments.

## Luxury Serviced Offices

From a single private office to an office for ten, or combinations to cater for more, these serviced offices can match your needs. This includes the freedom to keep your own hours with 24 hour access.

At an inclusive price, the offices come complete with furniture, storage and full connectivity to ultra-fast, secure broadband.

Occupiers also benefit from access to lounge areas, designed for comfort, and use of a fully equipped communal kitchen as well as discounted rates for meeting rooms and event spaces.

## Availability

Ground Floor

Suite 003 - 27.9 sq.m (300 sq.ft): £1,950 per month inclusive

First Floor

Suite 101 – 91.3 sq.m (983 sq.ft): £4,000 per month inclusive

Suite 102 - 13.9 sq.m (150 sq.ft): £950 per month inclusive

Second Floor

Suite 206 - 13.9 sq.m (150 sq.ft): £1,250 per month inclusive

Suite 208 - 11.1 sq.m (120 sq.ft) : £1,150 per month inclusive

Sector 6 - 29.7 sq.m (320 sq.ft) £1,750 per month inclusive

(Please note all prices are plus VAT and the Landlord may require a Rent Deposit).

## Memberships

Designed to meet the requirements of businesses all shapes and sizes, The Tannery offers benefits including ultra-fast Wi-Fi, printers and a dedicated team on hand to attend to your every need. Whether you want to avoid the traffic into inner

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city Manchester, have a base between meetings or need a regular desk from which to work, The Tannery offers a variety of membership options.

## The Colony, Wilmslow

All tenants at The Tannery get complimentary membership (normally £1,000 per month) allowing them access to the HQ co-working spaces, the bar and restaurant, as well as the 3 meeting rooms from 6-24 persons. The Colony, Wilmslow also holds regular member and tenant events and networking events which tenants of The Tannery are invited to.

## Meeting Room

The meeting room with seating for up to ten people is located on the second floor of The Tannery and is perfect those looking for an inspirational meeting space. Equipped with audio conferencing facilities, HD screens, white boards and a state of the art coffee machine. The meeting room is rentable by the hour, half day or full day, with prices starting from £55 plus VAT, per hour.

## Car Parking

Each office will be allocated one car parking space with additional car parking available in the adjoining Tesco Extra car park from £40 per month.

## Security

The property has a security alarm and coded entry system.

## Services

The Tannery benefits from ladies/gents/accessible toilets and shower facilities and a fully equipped communal kitchen and break-out area. There is a combination of central heating and climate control.

## Energy Performance

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

## Rateable Assessment

The offices are individually assessed for Business Rates.

If these are your only business premises it is likely that you will qualify for 100% Business Rates Relief - please ask for details.

## Lease Terms

The space is offered on an inclusive basis, for a term to be agreed, subject to a minimum term of 12 months.

## Legal Costs

Each party will be responsible for their own legal costs.

## Note

The Landlord covers the cost of the repair, maintenance, heating, lighting, cleaning of common parts of the property, external repairs, buildings insurance, etc. (details tbc).



## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880  
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS  
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

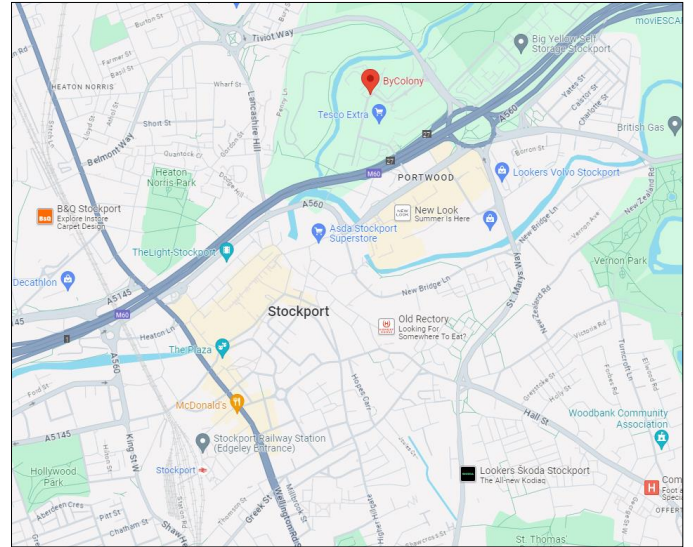
## Possession/Access

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

## Important Note

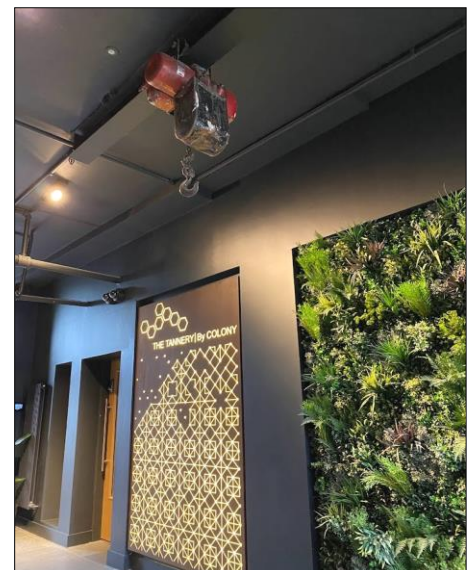
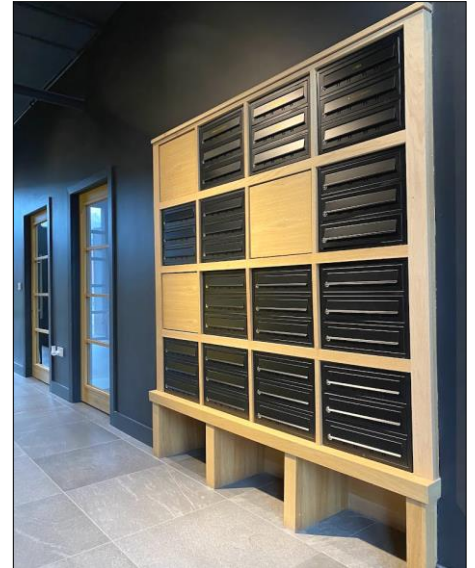
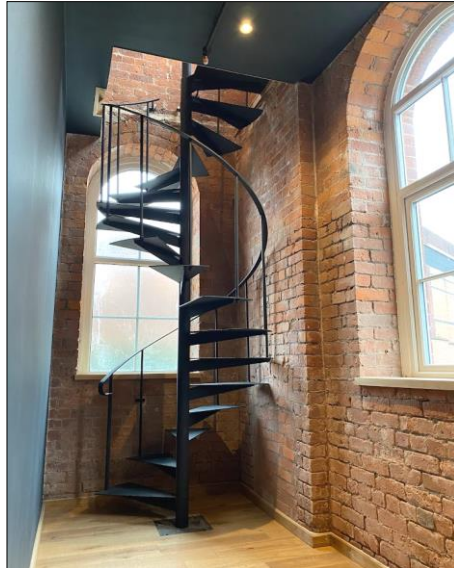
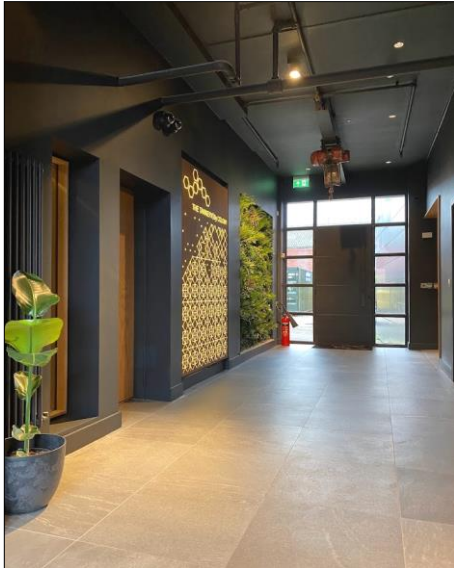
All prices and rents quoted within these particulars are exclusive of, but are subject to, VAT.

## Location Map



For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
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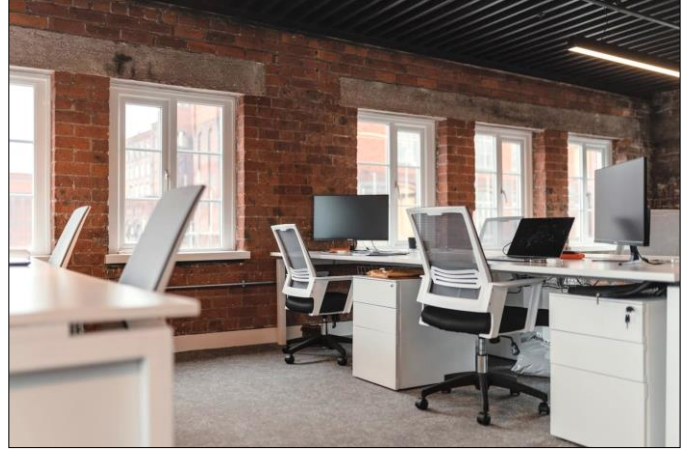
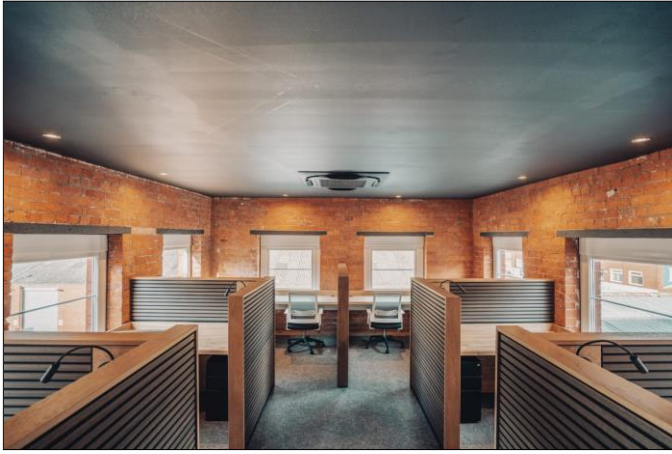
## The Tannery Gallery



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