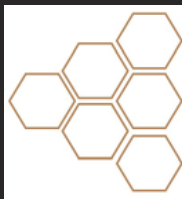


MBRE



THE TANNERY
By COLONY

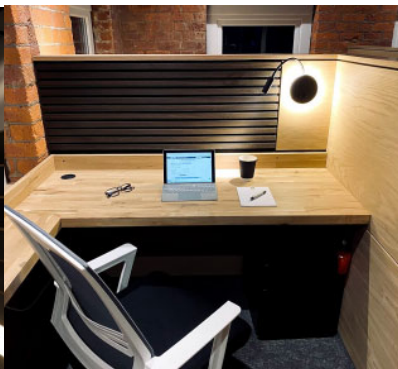
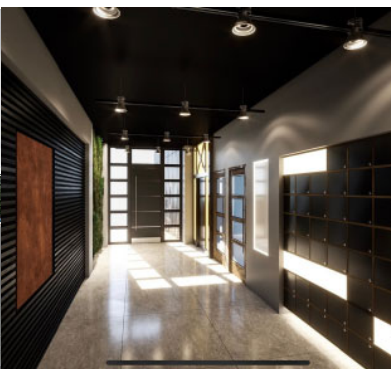
**OFFICES
TO LET**



The Tannery

By Colony
Water Street
Stockport, SK1 2BP

**DESKS
&
OFFICES**



- Fully refurbished Grade A serviced offices
- Providing large/small private offices and desks
- All inclusive rental packages with flexible terms
- Providing up to 1,000 MB/s wireless Internet
- Private IP addresses per office with firewall
- On site parking available for large office suites
- Communal kitchen/break out area for Tenants
- Boardroom/Hide lounge available upon request



THE TANNERY
By COLONY

Location

The Tannery by Colony is located in the former J Kershaw & Co Tannery located on Water Street close to Tesco Extra, Porsche, Meadow Mill Industrial Estate and the new 200 apartment Meadow Mill residential scheme.

- M60: 0.3 miles.
- Stockport: 0.5 miles.
- Stockport Train Station: 7 minute drive.



Description/Accommodation

The Tannery by Colony provides a mix of comfortable large serviced offices, small private offices and dedicated desk spaces. The large offices along with desk spaces are available to let on minimum 12 month licence agreements and small offices are available to let on minimum 6 month licence agreements.

Car parking is provided for large offices with the potential for Tenants with small offices to rent spaces for £100 pcm.

Each serviced office is provided with its own private IP address incorporating a managed firewall.

The building benefits from up to 1,000 MB/s wireless internet connection with the option for Tenants to purchase additional capacity as required to suit specific needs.

The first floor benefits from a communal kitchen and The Hide lounge area which provides break out seating areas for use by all Tenants.

Tenants are able to rent out The Hide for private events or The Side for meeting space on a half day or full day basis.

Terms/Rent/VAT

Private offices - Second floor.

Office 201: £850 plus VAT.

Office 208: £950 plus VAT.

Office 209: £1,450 plus VAT.

Serviced offices - First & Second floors.

Offices 102, 104, 203, 204, 205, 206: £995 plus VAT.

Large office suites - First & Second floors.

Office 101: £2,500 plus VAT.

Offices 202 & 207: £1,950 plus VAT.

Multi-purpose Suites - Second Floor:

Offices 201, 202, 203: £3,500 plus VAT.

Dedicated desk spaces - Second Floor:

Desks 1, 2, 5, 6: £350 plus VAT.

Desks 3 and 4: £450 plus VAT.

The Hide - First floor:

Half day rental: £500 plus VAT.

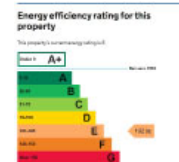
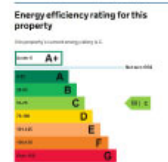
Full day: £995 plus VAT.

The Hide & Side meeting room - First floor:

Half day rental: £1,200 plus VAT.

Full day rental: £1,350 plus VAT.

EPC Rating



Business Rates

Tenants to satisfy themselves in relation to Business Rates liabilities with SMBC: 0161 474 5188.

Costs

The all inclusive rent includes contributions towards utilities, buildings insurance and service charge costs.

Car Parking

On site parking is provided for large office Tenants. Small office Tenants may rent spaces for £100 pcm*.

Legal Costs

The Landlord will issue licence agreements in-house with no applicable legal costs payable.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe 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. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2021. *CAR PARKING SPACES SUBJECT TO AVAILABILITY AND MAY BE SUBJECT TO CHANGE BY THE LANDLORD.