



# Pepper House

Bramhall Tech Park  
Hazel Grove  
SK7 5DP

**129 SQFT  
TO  
1334 SQFT**



- Serviced Office / All Inclusive Rents
- Internet 1GB Upload/1GB Download
- Flexible Terms
- Extensive on Site Car Parking
- Meeting / Conferencing Facilities
- Reception Services / On site Cafe
- Rates Free to Qualifying Occupiers
- Storage available up to 5966 sq ft.
- New A6 MARR only 1.7 miles

## Location

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Bramhall Moor Technology Park is a popular office, industrial, distribution and trade location due to its proximity to Hazel Grove, Bramhall and Stockport. Pepper House is extremely well positioned just off Pepper Road providing High Spec serviced office accommodation.

A6 MARR- 1.8 miles

M60, Junction 1 - 3.6miles

Manchester Airport - 7.3 miles

Stockport Exchange - 3.1 miles

Adjacent occupiers include Adidas, Martin McColl, Jysk, and Mastercall



## Description

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A two storey office of steel frame construction with part full height brick elevations and part full height glazed elevations. The property is run as a serviced office centre providing a range of furnished suites from 129 sq ft up to 1334 sq ft.

The specification of the accommodation can be summarised as follows:

- Good quality office accommodation providing power, heating and data connectivity
- Meeting and Conferencing Facilities Available. Available at extremely competitive rates.
- High Speed broadband service. 1GB upload and 1GB download
- Reception providing call answering services, mail sorting and distribution services and client meet & greet services
- Extensive Communal Car Park with the ability to secure allocated spaces
- Additional storage available up to 5966 sq.ft. subject to separate negotiation

## Accommodation

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Suite 4 - 177 sq.ft

Suite 10 - 151 sq.ft.

Suite 13a - 129 sq.ft.

Suite 19a - 753 sq.ft. can be combined with 19b

Suite 19b - 581 sq.ft. can be combined with 19a

Suite 24 - 344 sq.ft.

Storage /Warehouse - 5966 sq.ft

## Terms

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On flexible terms

## Rent

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From £250 pcm all inclusive (exclusive of rates)

## VAT

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All figures are quoted exclusive of but maybe subject to Value Added Taxation.

## Rateable Value

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For information on rateable values please visit the valuation office agency on [www.gov.uk](http://www.gov.uk)

## EPC Rating

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Available on request

## Viewings

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Contact MBRE Michael Blackshaw 0161 850 1111  
[mb@mbre.space](mailto:mb@mbre.space)



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