



**1-3 Grundey Street**  
Hazel Grove  
Stockport  
SK7 4EU

**3,441  
SQ.FT.**



- Self Contained Office/Retail Unit
- Main Road A6 Frontage
- Air Conditioning
- High Quality Glazed Partioning
- Additional Basement Storage
- Also Suitable for "E Classes"
- On Site Parking
- Within 3.2m of the M60

## Location

---

Office/Retail unit in the heart of Hazel Grove located at the corner of London Road and Grundey Street. Extremely prominently located with direct main road frontage onto London Road (A6)

Key Local Occupiers include Aldi, Wetherspoons, Barnardos, Well Pharmacy, William Hill, KFC & McDonalds.

Stockport-3 miles.

Manchester-10 miles.

M60-3.2 miles



## Description

---

A 3,341 sq.ft. Office/Retail Unit. The property which can be summarised as follows:

- Providing open plan office space with a mix of meeting rooms, private offices & break out areas
- High Specification including Air conditioning, LED Lighting, Access Control, Raised Floors, Double Glazing
- High Quality full Height glazed partitioning to meeting rooms and private office areas
- Double Fronted with Feature Reception
- Return Frontage. Prominently located with main road frontage onto London Road
- Suitable for Office & Retail use. Also available to users falling into the "E Classes"
- On site Parking

## Accommodation

---

Ground Floor: 2,517 sq.ft.  
First Floor: 924 sq.ft.  
Basement: 223 sq.ft.  
  
TOTAL: 3,441 sq.ft.

## Services

---

All mains services available to the property. Electricity, water and drainage.

## Rateable Value

---

For information on rateable value please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## Rent

---

£43,000 p.a.

## EPC

---

Available on request.



## Terms

---

On a leasehold basis to be agreed

## VAT

---

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

---

Contact sole agents MBRE - 0161 850 1111  
Michael Blackshaw - 07792201467

### 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. February 2022