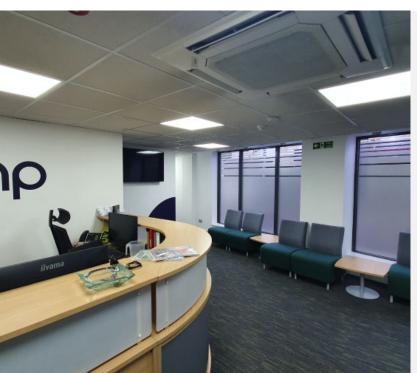
TO LET



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

MBRE

Location

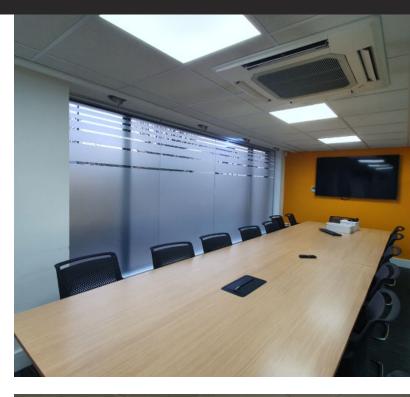
Office/Retail unit in the heart of hazel grove located at the corner of London Road and Grundey Street. Extremely prominently located with direct main road frontage onto London Road (A6)

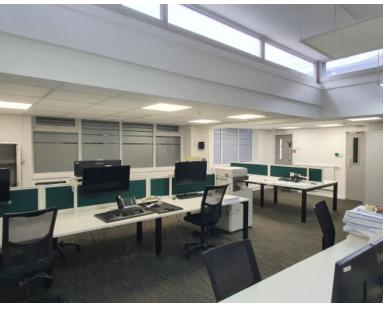
Key Local Occupiers include Aldi, Wetherspoons, Barnardos, Well Pharmacy, William Hill, KFC & McDonalds.

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

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

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