



The Forum

Hercules Park
Bird Hall Lane
SK3 0UX

11,754
SQ.FT.



- Grade A HQ Office
- Raised Access Floors
- Air Conditioning
- 2 x Passenger Lifts
- Open Plan with Kitchen Breakout
- Also Suitable for "E Classes"
- Extensive on Site Parking
- Within 1.7m of the M60

Location

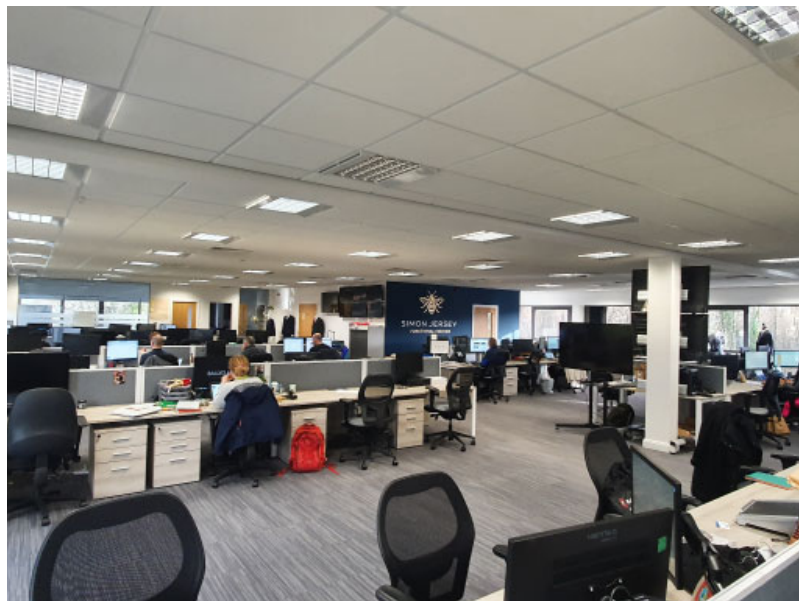
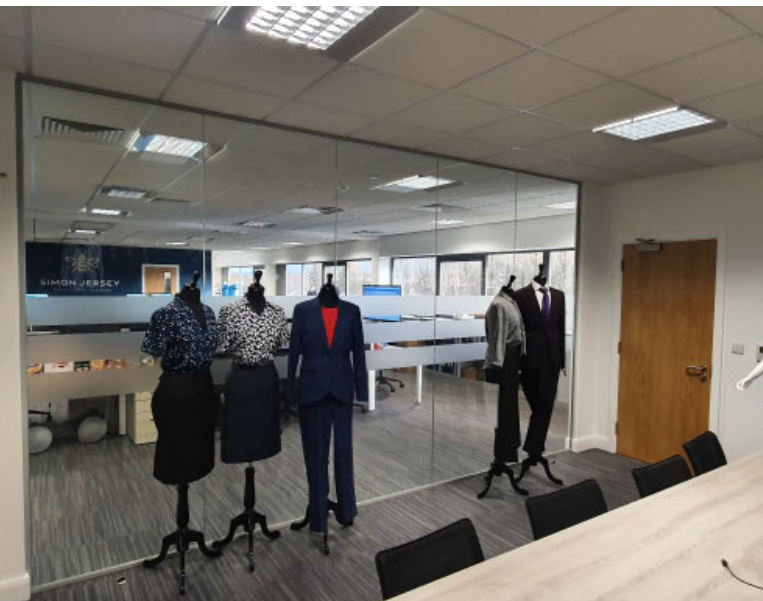
Hercules Park is prominently located on Bird Hall Lane in Cheadle. The area is an established commercial location popular with Trade, distribution, technology and office occupiers due to its proximity to Cheadle Hulme Bramhall and Stockport.

M60 Junction 1 - 1.7 miles

Manchester Airport - 5 miles

Stockport Exchange - 2 miles

Local occupiers include APS Group, Morrisons, Thales UK



Description

A 11,754 sq.ft. HQ Office. The property which can be summarised as follows:

- Providing predominantly 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, DDA, Double Glazing
- Full Height glazed partitioning to meeting rooms and private office areas
- 2x Feature Reception areas including toilets and 2 x 630kg passenger lifts
- Within close proximity to M56 & M60 providing direct access to the regional motorway networks
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- Parking for 30 cars. Bike Store Facilities also on site

Accommodation

Ground Floor: 5,987 sq.ft.
First Floor: 5,767 sq.ft.
TOTAL: 11,754 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/Price

£142,000 p.a.
£2m

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

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