

MBRE

**OFFICE/STUDIO
TO LET**



Acru Works
Demmings Road
Cheadle
SK8 2PG

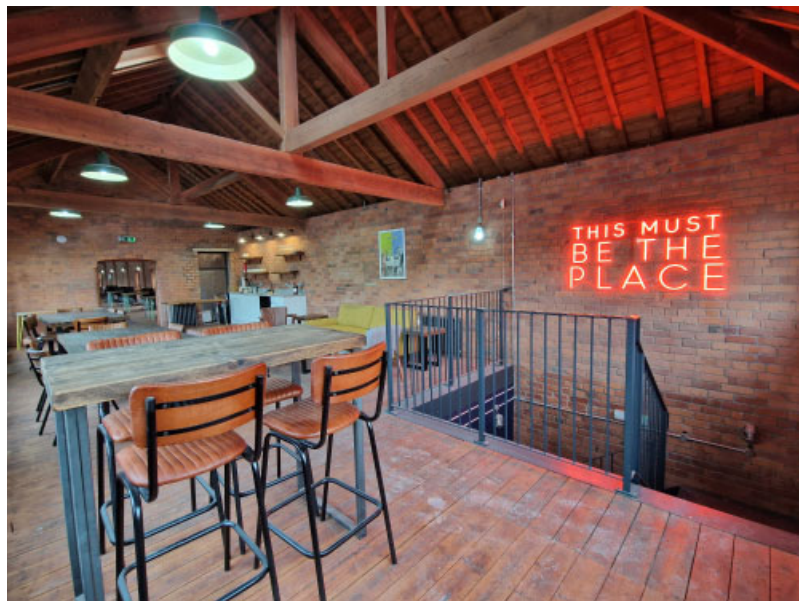
**2,700
SQ.FT.**



- Self Contained Character Office
- Fully Refurbished to CAT A+
- Exposed Brick, Floorboards, LEDs
- Open Plan Kitchen/Breakout
- Shower/Toilet Facilities
- Also Suitable for "E Classes"
- On Site Parking Available
- Within 2 miles of M60

Location

Situated just off Demmings Road within walking distance of Cheadle Village, offering a wide choice of restaurants, bars, cafes, supermarkets and health clubs. Acru Works benefits from a main road location and is situated in close proximity to Junction 2 of the M60 motorway with direct access to the M56.



Description

A 2,700 sq.ft self contained Office recently refurbished to CAT A+. The property can be summarised as follows:

- Former Mill newly Refurbished to a very High Specification
- Providing a mix of open plan offices, breakout/collaboration space/kitchen and toilet/shower amenity
- High Specification including LED Halo Lighting, Original Floorboards, UPVC Window, Access Control & Alarm
- Two Seperate Ground Floor Feature Reception areas
- Within close proximity to M56 & M60 providing direct access to the regional motorway networks
- Suitable for Office/ Studio/Technology use. Also available to users falling into the "E Classes"
- Allocated Parking for 5 cars with extensive overflow parking available adjacent to the building

Accommodation

Ground Floor: TBC sq.ft.
First Floor: 2,700 sq.ft.
TOTAL: TBC 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

£54,000 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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