



## Borough Chambers

St Petersgate  
Stockport  
SK1 1BE

**3,060  
SQ.FT.**



- Self Contained Character Office
- Recently Refurbished
- Town Centre/Old Town Located
- Full Perimeter Windows
- Nest Controlled Heating
- Also Suitable for "E Classes"
- On Site Parking Available
- Within 1 mile of M60



## Location

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A self contained character office occupying a landmark position in Stockport Old Town. The area is an established and popular location for food & drink and is home to a variety of bars and restaurants including food Produce Hall, Foodie Friday, Angel Inn, Project 53 & Bakers Vaults.

The property also benefits from being within very close proximity to the train and bus stations

- M60 motorway: 1 mile.
- Manchester: 7 miles.
- Stockport: 0.3 miles.



## Description

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A recently refurbished 3,060 sq.ft self contained Office. The property can be summarised as follows:

- Self contained three storey character office with ground floor feature entrance and first & second floor offices
- Providing a mix of open plan offices, private offices, breakout/collaboration space, kitchen and toilet
- High Specification including redecoration, new floor coverings, UPVC Window, access control & alarm
- Old Town Located directly above the underbanks and on the gateway to the market place
- Nest control Heating
- Suitable for Office/ Studio/Technology use. Also available to users falling into the "E Classes"
- Allocated Parking for 5 cars with option for a further 5 spaces subject to separate negotiation

## Accommodation

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Ground Floor: 1538 sq.ft.  
First Floor: 1522 sq.ft.  
TOTAL: 3,060 sq.ft.

## Services

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

## Rateable Value

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£23,500

## Rent

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£30,000 p.a.

## EPC

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Available on request.



## Terms

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On a leasehold basis to be agreed

## VAT

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All figures are quoted exclusive of but maybe subject to VAT

## Viewing

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Contact agents MBRE - 0161 850 1111  
Michael Blackshaw - 07792201467

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