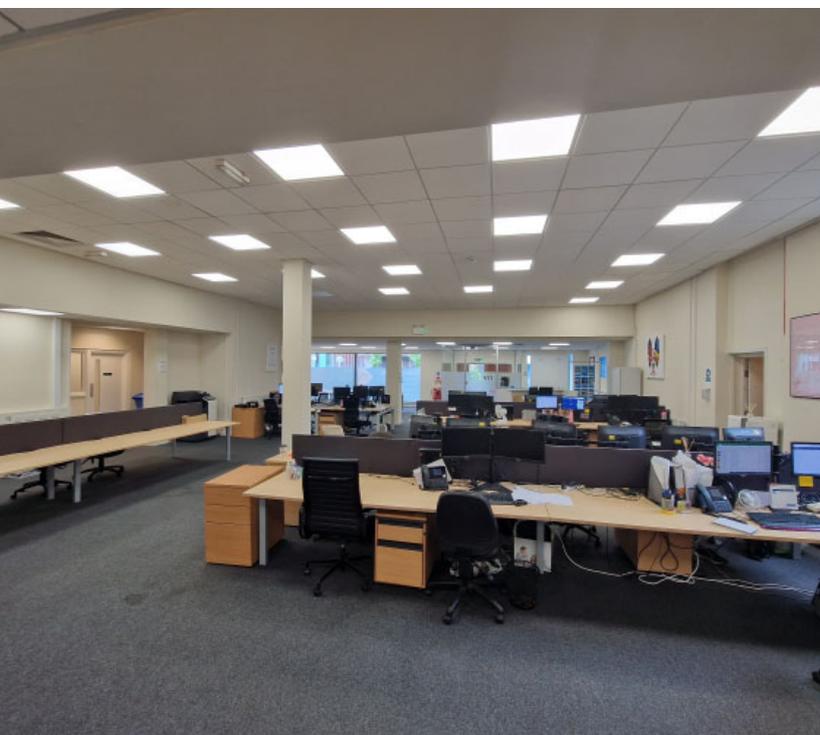




**83**  
St Petersgate  
Stockport  
SK1 1DN

**4,665**  
**SQ.FT.**



- Self Contained Office/Retail Unit
- Prominently Located
- Direct Frontage onto St Petersgate
- LED Lighting /Air Cooling System
- Fully Glazed Feature Reception
- Also Suitable for "E Classes"
- Site Parking subject to negotiation
- Within 0.3m of the Train Station

## Location

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Office/Retail Space positioned in the heart of St Petersgate Stockport. A popular commercial location due to its proximity to the market place and public transport links

Produce Hall - 0.3 miles

M60 - 1 mile

Manchester City Centre - 6 miles

Manchester Airport - 8 miles

Stockport Exchange 0.3 miles



## Description

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A 4,665 sq.ft. Two Storey Office/Retail Unit. The property which can be summarised as follows:

- Providing open plan office space with a mix of meeting rooms, private offices, stores & break out areas
- High Specification including Air cooling, central heating, LED Lighting, Double Glazing
- Double Fronted and return frontage with Fully Glazed Feature Reception
- Prominently located with return frontage onto St Petersgate & Lawrence Street
- Suitable for Office & Retail use. Also available to users falling into the "E Classes"
- On site Parking available subject to separate negotiation
- Within 0.3 miles of the train station and the new bus interchange

## Accommodation

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Ground Floor: 4,016 sq.ft.  
First Floor: 649 sq.ft.

TOTAL: 4,665 sq.ft.

## Services

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

## Rateable Value

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

## Rent

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£40,000 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 sole agents MBRE - 0161 850 1111  
Michael Blackshaw - 07792201467

### Misrepresentation Act

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