

# MBRE

# OFFICE TO LET (MAY SELL)



**6**  
Acorn Business Park  
Heaton Lane  
Stockport, SK4 1AS

**3,445  
SQ.FT**



- Two storey self contained office with parking
- GF: 1,755 Sq.ft open plan & private offices
- FF: 1,690 Sq.ft open plan & private offices
- Kitchen and toilet facilities on each floor
- Benefiting from 16 private car parking spaces
- Town centre Acorn Business Park location
- A short drive to J1 of the M60 Motorway
- Minimum 3 year term - Landlord may sell



## Location

The property is located on Acorn Business Park just off Heaton Lane and a short drive to J1 of the M60 Motorway and Wellington Road North (A6). Stockport town centre is short walk from the property.

- J1 M60: 0.3 miles.
- A6: 0.3 miles.
- Stockport train station: 0.7 miles.



## Description/Accommodation

The property provides two storey self contained office accommodation with the benefit of 16 private dedicated car parking spaces forming part of the Stockport town centre Acorn Business Centre.

The ground floor provides 1,755 Sq.ft of mixed open plan and private offices with kitchen and toilet facilities and the first floor provides 1,690 Sq.ft of open plan offices, glazed private office and kitchen and toilet facilities.

Ground floor: 1,755 Sq.ft comprising:-

- Entrance lobby: 183 Sq.ft - 19'6" x 11'0" less stairs.
- Boardroom: 321 Sq.ft - 15'0" x 22'6" overall.
- Training room: 942 Sq.ft - 33'4" x 28'11".
- Kitchen: 76 Sq.ft - 5'2" x 14'6".
- Kitchen/store: 38 Sq.ft - 4'10" x 7'8".
- Store: 150 Sq.ft - 15'0" x 10'0".
- Store: 45 Sq.ft overall.

First floor: 1,690 Sq.ft comprising:

- Main office: 1,250 Sq.ft - 32'11" x 33'3" plus 11'0" x 13'9".
- Office: 186 Sq.ft - 13'9" x 14'5" less 3'2" x 3'7".
- Glazed office: 178 Sq.ft - 11'0" x 16'2".
- Kitchen: 76 Sq.ft - 5'2" x 14'6".
- Male & female toilets.

## Rateable Value

Rateable value: £44,000.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms/Tenure

Available on a new FRI Lease for a minimum 3 year term.

Building: Leasehold. Estate: Equal share of Freehold.

## Rent/Price

£45,000 per annum exclusive.

£575,000 Subject to Contract.

## VAT

All figures are quoted exclusive of Value Added Taxation.

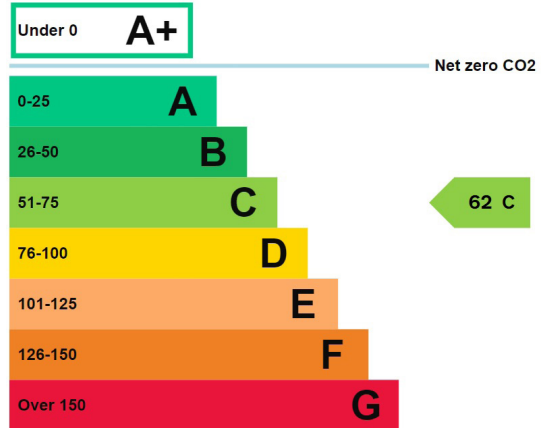
We understand that VAT is payable at the property.

## Estate Charge

The property is subject to an Estate Charge.

£2,899.90 current year - £241.65 pcm.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage.

## Building Insurance

The building insurance for the year 25/6/23 to 25/6/24 is £1,095. Details from Agents MBRE.

## Legal Costs

Lease: Tenant will pay the Landlords legal costs.

Sale: Each party to pay their own costs.

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. AUGUST 2023.