



## Unit A4

The Embankment  
Heaton Mersey  
SK4 3GN

**5,482  
SQ.FT.**



- Two Storey HQ Office
- Feature Reception
- Raised Access Floors/LED Lighting
- Air Conditioning
- Shower Facilities
- Also Suitable for "E Classes"
- Extensive on Site Parking
- Within 1.8 miles of M60

## Location

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The Embankment office scheme is located on the Heaton Mersey Industrial Estate within very close proximity to the regions key motorway networks and public transport routes.

J1 M60 - 1.8 miles

J1 M56 - 1.7 miles

East Didsbury Metrolink - 0.8 miles

Manchester City Centre - 6 miles

Manchester Airport - 5 miles

Key local occupiers include Edina, Network Rail



## Description

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A 5482 sq.ft. self contained two storey office. The property which can be summarised as follows:

- Providing a mix of open plan office, private office, meeting rooms and kitchen/breakout amenity
- High Specification including raised access floors, LED lighting, Air Conditioning and CCTV
- Feature Full Height Glazed Reception
- Toilet Facilities on each floor. Ground Floor Shower Facilities
- Within close proximity to the M60, M56 and East Didsbury Metrolink
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- Extensive Parking for 20 cars. Bike Store Facilities also on site



## Accommodation

Ground Floor:	2,690 sq.ft
First Floor:	2,792 sq.ft
Overall	5,482 sq.ft

## Services

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

## Rateable Value

£59,000

## Rent/Price

£69,000 per annum  
£825,000 subject to contract

## EPC

Available on request.



## Terms/Tenure

On a leasehold basis with terms to be agreed  
Freehold

## VAT

All figures are quoted exclusive of but are subject to VAT

## Viewing

Contact Sole Agents MBRE - 0161 850 1111  
Michael Blackshaw [mb@mbre.space](mailto:mb@mbre.space) 07792201467

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