



## The Forum

E 1 & E2 Hercules Park  
Bird Hall Lane  
SK3 0UX

**5,700  
SQ.FT.**



- Two self contained Grade A Offices
- Raised Access Floors
- Air Conditioning
- Passenger Lifts
- Open Plan with Kitchen Breakout
- Also Suitable for "E Classes"
- Extensive on Site Parking with EV
- Within 1.7m of the M60

## Location

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Hercules Park is prominently located on Bird Hall Lane in Cheadle. The area is an established commercial location popular with Trade, distribution, technology and office occupiers due to its proximity to Cheadle Hulme Bramhall and Stockport.

M60 Junction 1 - 1.7 miles

Manchester Airport - 5 miles

Stockport Exchange - 2 miles

Local occupiers include APS Group, Morrisons, Thales UK



## Description

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2 x Separate 5700 sqft Two Storey Self Contained Office Units. The property which can be summarised as follows:

- Providing predominantly open plan office space with a mix of meeting rooms, private offices & break out areas
- High Specification including Air conditioning, Access Control, Raised Floors, DDA, Double Glazing
- Full Height glazed partitioning to meeting rooms and private office areas
- Feature Reception areas including toilets and 630kg passenger lifts
- Also available to lease or purchase as a whole to provide 11,754 sqft
- Within close proximity to M56 & M60 providing direct access to the regional motorway networks
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- Parking for 15 cars for each unit or 30 as a whole with 2 EV parking spaces. Bike Store Facilities also on site

## Accommodation

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E1: 5,700 sq.ft.  
E2: 5,700 sq.ft.  
Whole: 11,754 sq.ft

## Services

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All mains services available to the property. Electricity, 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/Price

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From - £71,000 per annum  
From - £800,000 subject to contract

## EPC

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Available on request.



## Terms/Tenure

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On a leasehold basis on terms to be agreed  
Freehold

## 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

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