MBRE



The Forum E 1 & E2 Hercules Park Bird Hall Lane SK3 OUX

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

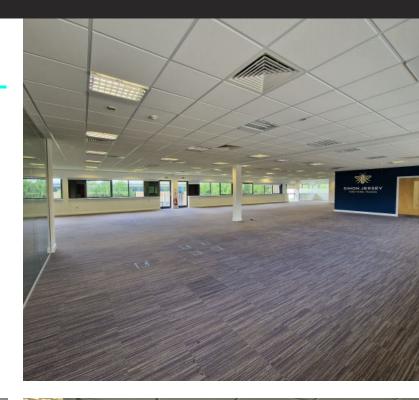
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Location

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 it's 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

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

E1: 5,700 sq.ft. E2: 5,700 sq.ft.

Whole: 11,754 sq.ft

Services

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

Rateable Value

For information on rateable value please visit www.voa.gov.uk

Rent/Price

From - £71,000 per annum

From - £800,000 subject to contract

EPC

Available on request.



Terms/Tenure

On a leasehold basis on terms to be agreed Freehold

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE - 0161 850 1111 Michael Blackshaw - 07792201467

Misrepresentation Act

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