



# Fred Perry House

Edward Street  
Stockport  
SK1 3UR

**7,041 SQFT  
TO  
22,368 SQFT**



- High Spec Town Centre Office
- BREEAM Rating Excellent
- Raised Access Floors / LG7 Lighting
- Floor to Ceiling Perimeter Windows
- Air Cooling System
- Also Suitable for "E Classes"
- On Site Parking Available
- Within 1 mile of Junction of M60

## Location

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High Spec Office occupying a landmark position on Edward Street directly adjacent to the town hall with direct visibility from Wellington Road South (A6)

The property also benefits from being within very close proximity to the train station and the new bus interchange

- M60 motorway: 1 mile.
- Manchester: 7 miles.
- Manchester Airport: 6.6 miles.
- Stockport Train Station: 0.3 miles.



## Description

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A recently refurbished 7041 sq.ft - 22,368 sq.ft self contained Office. The property can be summarised as follows:

- High Specification BREEAM excellent town centre located office space
- Providing a mix of open plan offices, private offices, breakout/collaboration space, kitchen and toilet amenity
- High Specification including air cooling, new floor coverings, 3 x passenger lifts, raised access floors
- 1st, 2nd and 3rd Floors available separately from 7,041 sqft or combined to provide up to 22,368 sqft
- Suitable for Office/ Studio/Technology use. Also available to users falling into the "E Classes"
- Parking available subject to separate negotiation
- Within very close proximity to Stockport Exchange and the new Bus Interchange

## Accommodation

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First Floor: 7938 sq.ft.  
Second Floor: 7389 sq.ft.  
Third Floor: 7041 sq.ft.

TOTAL: 22,368 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 values please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## Rent

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From £19.50 psf

## 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

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