



National House
80-82 Wellington Rd N
Stockport
SK4 1HW

**18,500
SQ.FT**



- HQ Office
- Feature Reception
- Prominently Located/A6 Frontage
- Town Centre Location
- Air Conditioning
- Suites available from 1372 sq.ft
- 83 Car Parking Spaces

Location

A Town Centre HQ Office with main road frontage onto Wellington Road North (A6). Popular due to its proximity to the M60, Bus Interchange and Stockport Exchange

M60 - 0.5 miles

Redrock - 0.4 miles

Stockport Exchange - 0.7 miles

Manchester City Centre - 6.5 miles

Manchester Airport - 8 miles

Local occupiers include The Gym, The Light Cinema, Travelodge, Greggs



Description

A three storey self contained 18,500 sq.ft. HQ Office property which can be summarised as follows:

- Steel Frame Construction with Clad & Brick Elevations with full perimeter windows.
- Accommodation largely open plan split c. 6000 sq.ft per floor each benefiting from their own Kitchens & Toilets
- Feature Reception and Ground Floor Retail Potential
- Newly fitted Air Conditioning, LED Lights, Shower Facilities, Lift
- Security Roller Shutters, Access Control, Security Alarm & CCTV System
- Suitable for alternative uses or conversion subject to planning
- Available on to let as a whole, on a floor by floor basis or wing by wing basis. Suites available from 1372 sq.ft.
- 53 car parking spaces within gated and secure site. Plus additional 30 spaces on adjacent site.

Accommodation

Ground Floor: 6,200 sq.ft.

First Floor: 6,200 sq.ft.

Second Floor: 6,100 sq.ft.

Overall: 18,500 sq.ft.

Services

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

Rateable Value

For information on rates please visit www.voa.gov.uk

Rent/Price

£12 per sq.ft.

£1,800,000 subject to contract

EPC

Available on request.



Tenure/Terms

On a leasehold basis with terms to be agreed
Freehold

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE

Michael Blackshaw mb@mbre.space 07792201467

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