

MBRE

**OFFICE/STUDIO
TO LET**



Unit 4
Wood Street
Cheadle
SK8 1AQ

**1,987
SQ.FT**



- Two Storey Self Contained Office
- Mix of Open Plan Office & Storage
- Extensive Gated & Secure Parking
- Low Rateable Value
- Low Occupational Costs
- Also suitable for E Classes
- Within a 0.5 miles of A34

Location

A self contained character building located on Wood Street Cheadle. The Cheadle village location provides immediate access to all the amenities positioned on the High Street as well as being a short drive to the A34 bypass, M60 Motorway and Stockport town centre.

- A34: 0.5 miles.
- M60: 0.7 miles.
- Stockport: 3 miles.



Description

A 1,987 sq.ft. two storey Office with basement. The property can be summarised as follows:

- Two Storey Self Contained Office of Traditional Construction with full height brick elevations under a pitched roof
- Providing a mix of Open Plan office, private office, lower ground storage and amenity
- Subdivided into 735 sqft Ground Floor, 757 sqft First, 495 sqft Lower Ground
- Gated and secure car park for circa 9 car parking spaces with a further 3 spaces fronting the property
- Low Rateable Value, Small Business Rate Relief available to qualifying occupiers
- Village location providing direct access to all amenities
- Suitable for traditional office, studio, storage, lab or technology use or other uses that fall within the "E" Classes

Services

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

Rateable Value

£14,250

Rent

£25,000 p.a.

EPC

Available on request.

Terms

On leasehold basis with terms to be agreed



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Via sole agents MBRE

Contact Michael Blackshaw 07792201467

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