



## 3rd Floor

Prudential Buildings, Stockport, SK1 1DH

**835 sqft \*\*\*CHARACTER OFFICE\*\*\*** located in the heart of Stockport within very close proximity to the old town and Stockport Exchange

**142 to 835 sq ft**  
(13.19 to 77.57 sq m)

- Three Storey Character Office Building
- Fully self contained 3rd floor available 835 sqft
- Suites available separately from 142 sqft
- Benefitting from Balcony
- Flexible Terms/All inclusive rents
- Fibre Broadband
- Suitable B1 & E Classes
- On Site Parking Available
- Within 0.3 miles of Train Station

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## Summary

<b>Available Size</b>	142 to 835 sq ft
<b>Rent</b>	£350 per month
<b>Business Rates</b>	Upon Enquiry
<b>Car Parking</b>	On site parking available
<b>EPC Rating</b>	Upon enquiry

## Description

A recently refurbished character office. The property can be summarised as follows:

- Of traditional construction with full height brick elevations
- Sub-divided into a number of self contained office suites from 142 sq.ft. to 835sq.ft.
- Feature Reception with tiled floors, LED lighting and passenger lift
- High Specification including new floor coverings, LED Lighting, UPVC windows and access control
- On site parking available for each suite subject to separate negotiation
- All inclusive rents with flexible terms available
- Suitable for traditional office occupiers and a variety of "E Class" users.

## Location

Character Office Space positioned in the heart of St Petersgate Stockport. A popular commercial location due to its proximity to the market place and public transport links.

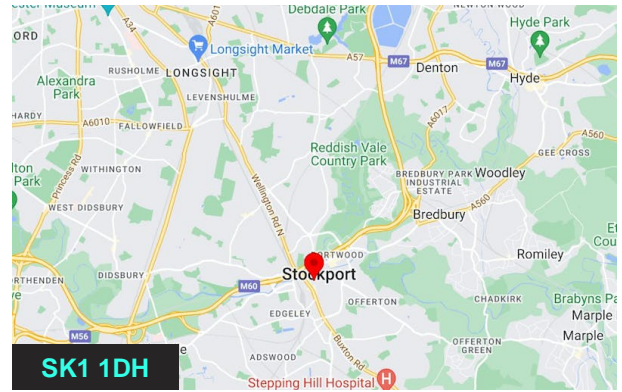
Produce Hall - 0.3 miles

M60 - 1 mile

Manchester City Centre - 6 miles

Manchester Airport - 8 miles

Stockport Exchange 0.2 miles



## Viewing & Further Information



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