



Ground floor
6 Acorn Business Park
Heaton Lane
Stockport, SK4 1AS

**1,578
SQ.FT**



- Ground floor office with private car parking
- GF: 1,578 Sq.ft open plan & private offices
- Private kitchen facilities, communal toilets
- Kitchen and toilet facilities on each floor
- Benefiting from 6 private car parking spaces
- Town centre Acorn Business Park location
- A short drive to J1 of the M60 Motorway
- Minimum 3 year term - No premium

Location

The property is located on Acorn Business Park just off Heaton Lane and a short drive to J1 of the M60 Motorway and Wellington Road North (A6). Stockport town centre is short walk from the property.

- J1 M60: 0.3 miles.
- A6: 0.3 miles.
- Stockport train station: 0.7 miles.



Description/Accommodation

The property provides ground floor office accommodation forming part of a two storey office with the benefit of 6 private dedicated car parking spaces forming part of the Stockport town centre Acorn Business Park. Additional visitor car parking is available to the rear of the business park.

The ground floor provides 1,578 Sq.ft of mixed open plan and private offices with private kitchen and access to communal kitchen and toilet facilities. 6 car parking spaces are included within the annual rent with additional spaces available subject to an annual rent of £750/space per year.

Ground floor: 1,578 Sq.ft comprising:-

Main Office: 965 Sq.ft - 33'4" x 28'11".

Boardroom: 335 Sq.ft - 15'0" x 23.6" less 4'8" x 3'6".

Kitchen: 128 Sq.ft - 5'2" x 24'6".

Store: 150 Sq.ft - 15'0" x 10'0".

Rateable Value

Rateable value: £44,000 - RV to be split.
Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms/Tenure

Available on a new FRI Lease for a minimum 3 year term.

Rent/VAT

£21,500 per annum exclusive.

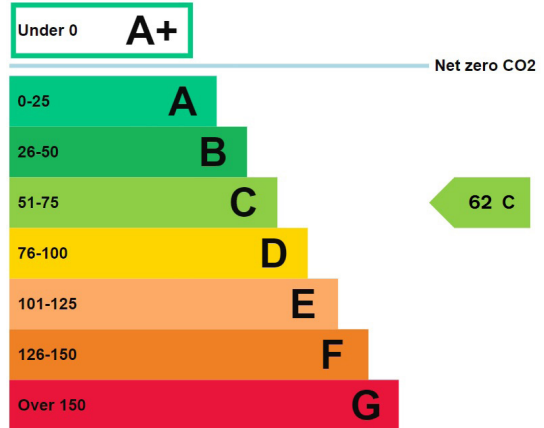
Car Parking

6 car parking spaces will be included within the rent.
Additional parking spaces are £750/space per year.

Estate/Service Charge

Estate Charge: £2,899.90 current year - £50% split.
Service Charge: £TBC.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The building insurance for the year 25/6/23 to 25/6/24 is £1,095. Tenant to pay 50% of annual premium.

Legal Costs

The Tenant will be responsible for the payment of Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MAY 2024.