



First Floor Offices

442 Chester Road
Woodford
Stockport, SK7 1QS

FROM
134 SQ.FT -
334 SQ.FT

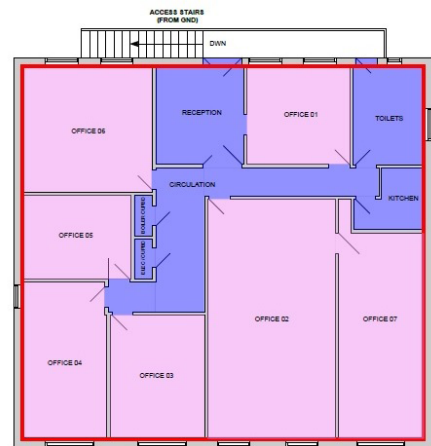


- Self contained first floor private office rooms
- Comprising six independent office suites
- Communal kitchen and toilet facilities
- On site private car parking - one space/office
- All inclusive rents starting from £100/week
- External post boxes for each office suite
- Fully refurbished offices to a high standard
- Simple Leases/No legal costs/Flexible terms

Location

The property is located fronting Chester Road a short drive from the centres of Bramhall, Wilmslow and Stockport and close to the new A555 Manchester Airport relief road.

- Stockport: 5.5 miles.
- Bramhall: 2 miles.
- Wilmslow: 4 miles.
- A555: 3 miles.



FIRST FLOOR

Description/Accommodation

The office business centre occupies the first floor of a mixed office and retail commercial premises with the ground floor being occupied by Budgens supermarket and deli. The property is of traditional construction with brickwork elevations under a pitched tiled roof.

Parking for the offices is located to the rear of the property and provides for one parking space included with each office. Additional parking spaces may be available subject to separate negotiation.

- Office 1: 150 Sq.ft - AVAILABLE.
- Office 2: 367 Sq.ft - LET.
- Office 3: 170 Sq.ft - LET.
- Office 4: 170 Sq.ft - LET.
- Office 5: 134 Sq.ft - LET.
- Office 6: 235 Sq.ft - AVAILABLE.
- Office 7: 334 Sq.ft - LET.

Rateable Value

Rateable value: ALL INCLUSIVE RENT.

Small Business Rates Multiplier 2023/24: 49.9p.

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

Terms

The property is available on a new simple in house licence agreements for a minimum 12 month term.

Rent/VAT

Office 1: £100/week - £5,200 per annum all inclusive.

Office 2: NOW LET.

Office 3: NOW LET.

Office 4: NOW LET.

Office 5: NOW LET.

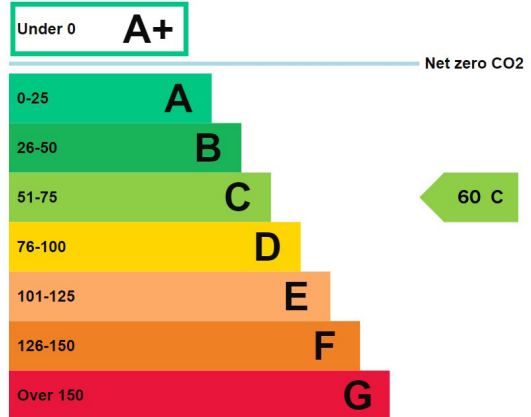
Office 6: £150/week - £7,800 per annum all inclusive.

Office 7: NOW LET.

Service Charge

Service Charge forms part of the all inclusive annual rent.

EPC Rating



Services

Services forms part of the all inclusive annual rent.

Building Insurance

Buildings insurance forms part of the all inclusive annual rent.

Legal Costs

The Landlord will produce a simple in house Licence Agreement with no associated costs.

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. AUGUST 2023.