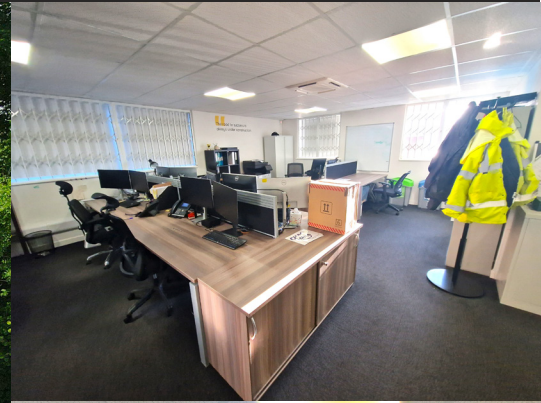


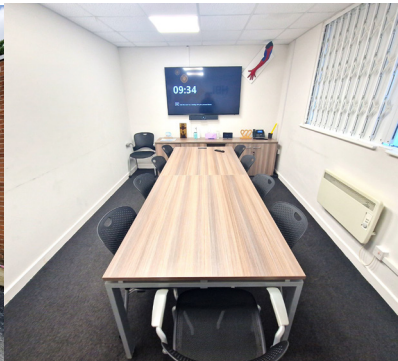
MBRE

**OFFICE
FOR SALE/TO LET**



Brook House
Weybrook Road
Stockport
M19 2QD

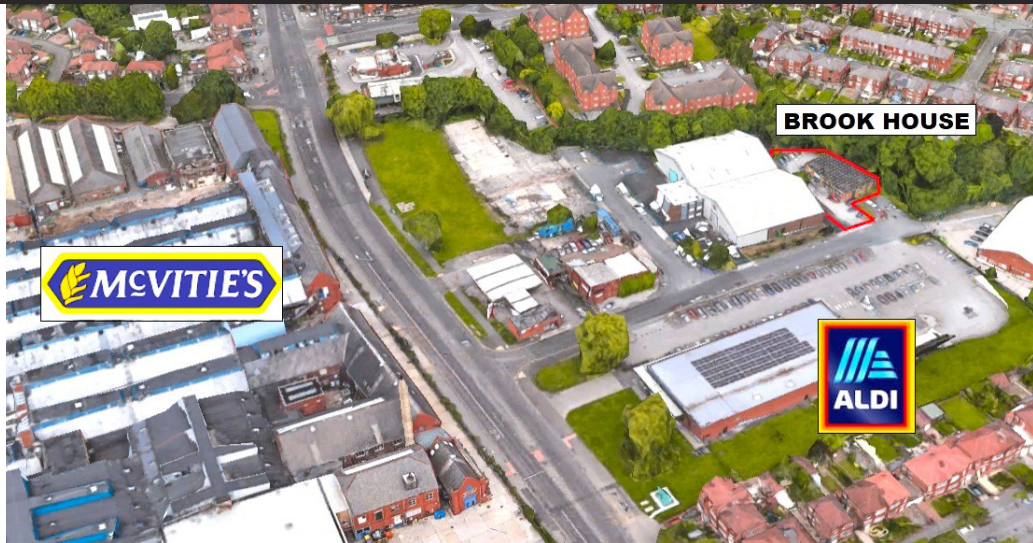
**2,540
SQ.FT**



- Detached self contained office with parking
- Single storey with open plan/private offices
- Secure gated rear car park plus street parking
- Board room/kitchen/toilets/shower room
- RV: £21, 250 - £10,412.50 payable rates
- Located close to Levenshulme town centre
- A short drive to Stockport/M60 Motorway
- Available to purchase or to let on a new Lease

Location

The property is located on Brook Road off Wellington Road North located close to Levenshulme and Stockport town centre. The M60 Motorway is located approximately 2 miles from the property



Description/Accommodation

The property provides a single storey office premises of traditional construction with brickwork elevations under a flat roof. The property benefits from parking to the front, side and rear of the property with the benefit of a side security gate protecting the rear of the property.

Entrance: 28 Sq.ft - 4'9" x 5'10".

Reception foyer: 158 Sq.ft - 12'10" x 9'4" plus 5'11" x 6'4".

Entrance corridor: 66 Sq.ft - 4'5" x 14'11".

Meeting room: 165 Sq.ft - 10'3" x 16'1".

Storage cupboard: 6 Sq.ft - 2'9" x 2'3".

Shower room: 45 Sq.ft.

Kitchen: 153 Sq.ft - 9'8" x 15'9".

Main office: 1,425 Sq.ft overall. 24'1" x 64'10" less kitchen and office.

Office: 494 Sq.ft - 15'4" x 26'8" plus 6'10" x 11'10".

Disabled/Gents toilet.

Ladies toilet.

Rateable Value

Rateable value: £21,250.

Small Business Rates Multiplier 2024/25: 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 5 year term.

Tenure: Freehold. Title No: TBC.

Rent/Price

£30,000 per annum exclusive.

£375,000 SUBJECT TO CONTRACT.

VAT

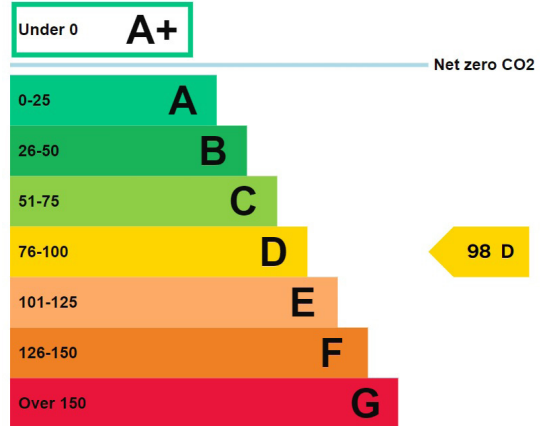
All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is/is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

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

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the 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. JULY 2024.