

# CENTURY HOUSE

Pepper Road  
Hazel Grove  
Stockport  
SK7 5BW



**FOR SALE /  
MAY LET**

STATEMENT HQ OFFICE BUILDING IN  
POPULAR SOUTH MANCHESTER SUBURB

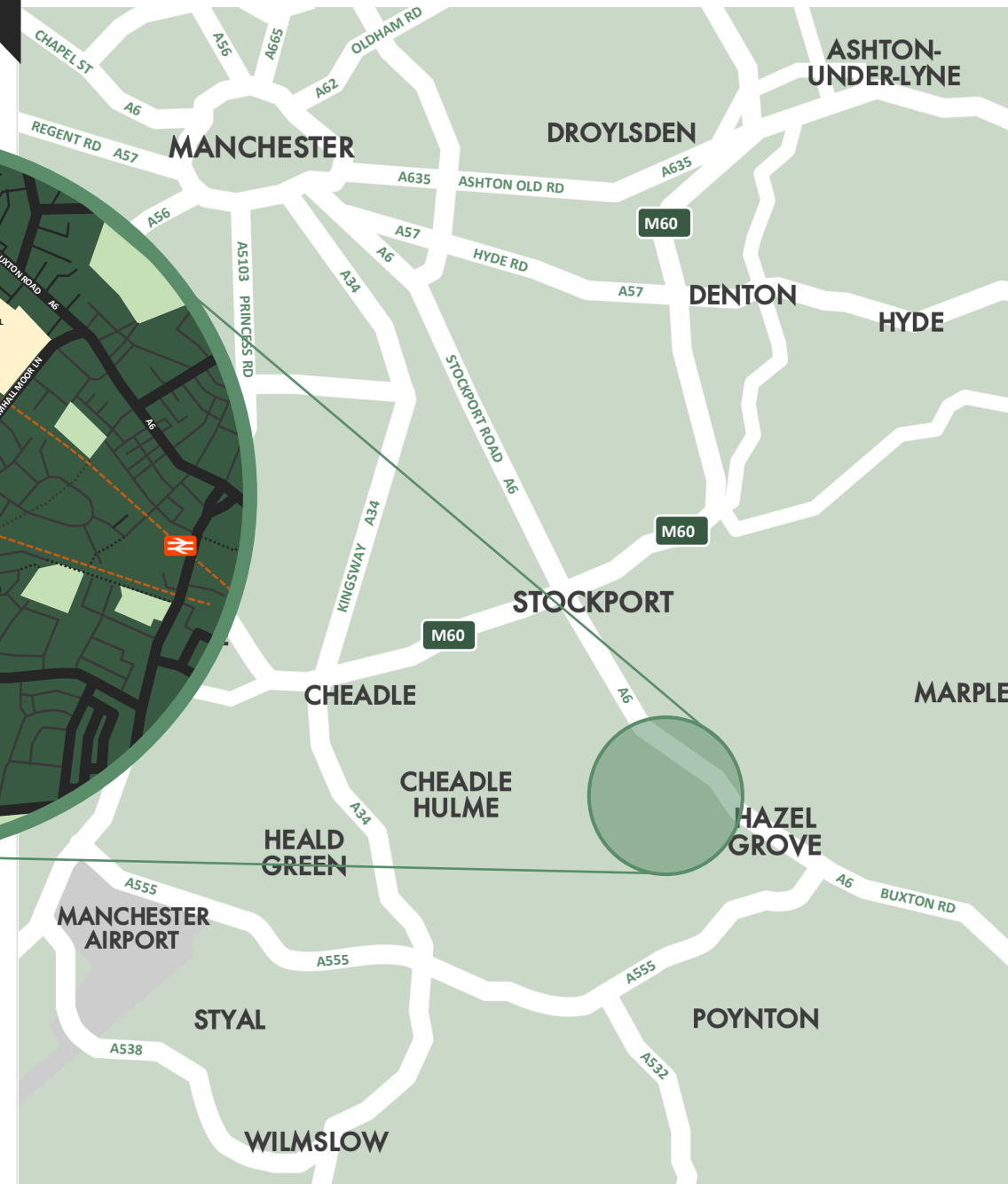
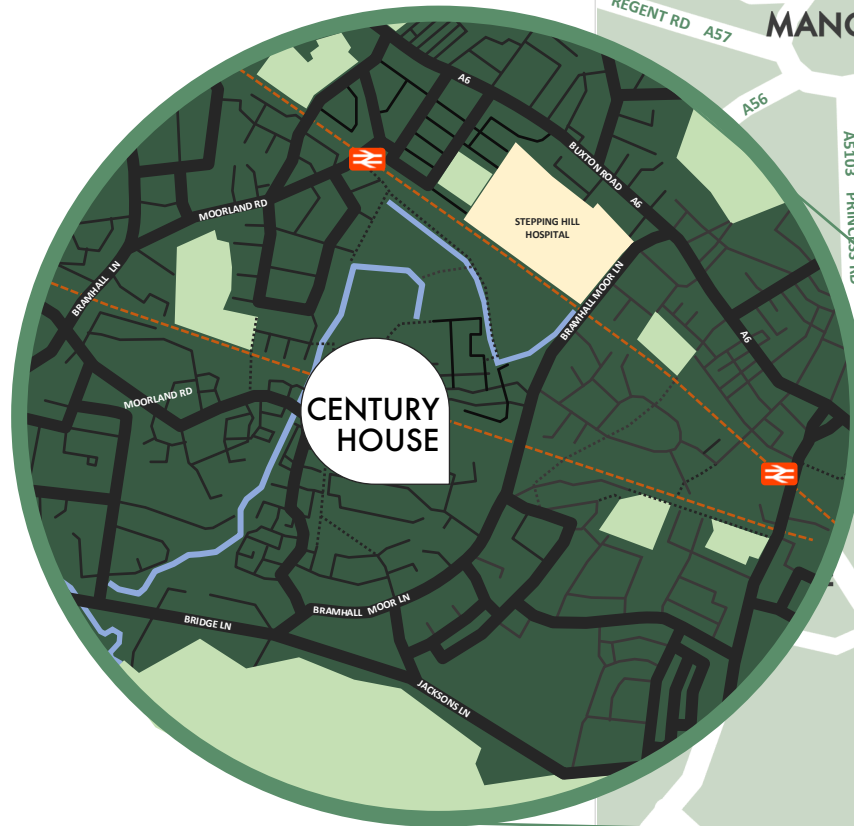
**10,380 SQ FT**

# LOCATION

The property is situated in Hazel Grove, an affluent suburb in South Manchester, close to Stockport town centre.

The property is extremely well connected by road, less than a mile from the A6, the primary route connecting Stockport with Manchester city centre. Manchester's M60 ring road is a just 4 miles from the property and, in turn, provides swift access to the wider motorway network.

Century House is ideally situated between Hazel Grove and Woodsmoor Train Stations, providing regional services to Stockport, Manchester and Buxton. Mainline services can be accessed from both Stockport and Manchester Piccadilly, with London Euston reachable within 2 hours 6 minutes.



# DESCRIPTION

Century House is a modern self-contained property set across ground, first and second floors and is available with full vacant possession.

The property is available For Sale but may also be let as a whole.



## Specification

- Mixture of fluorescent and LED lighting
- Gas fired central heating
- Air Cooling
- Carpeting throughout
- Meeting rooms
- Kitchen to each floor
- 2 x balconies on 2nd floor
- 42 space private car park
- External landscaping

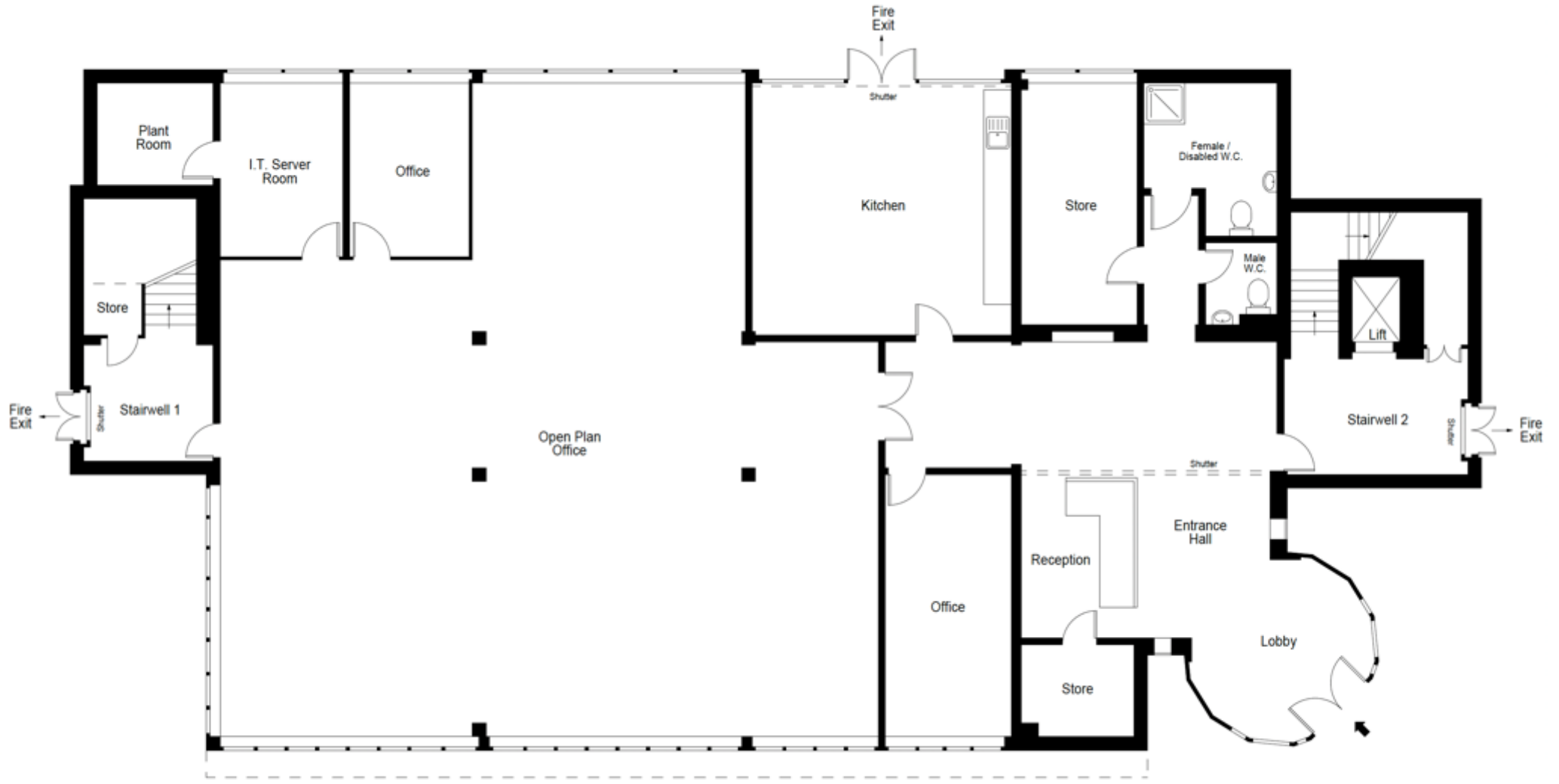




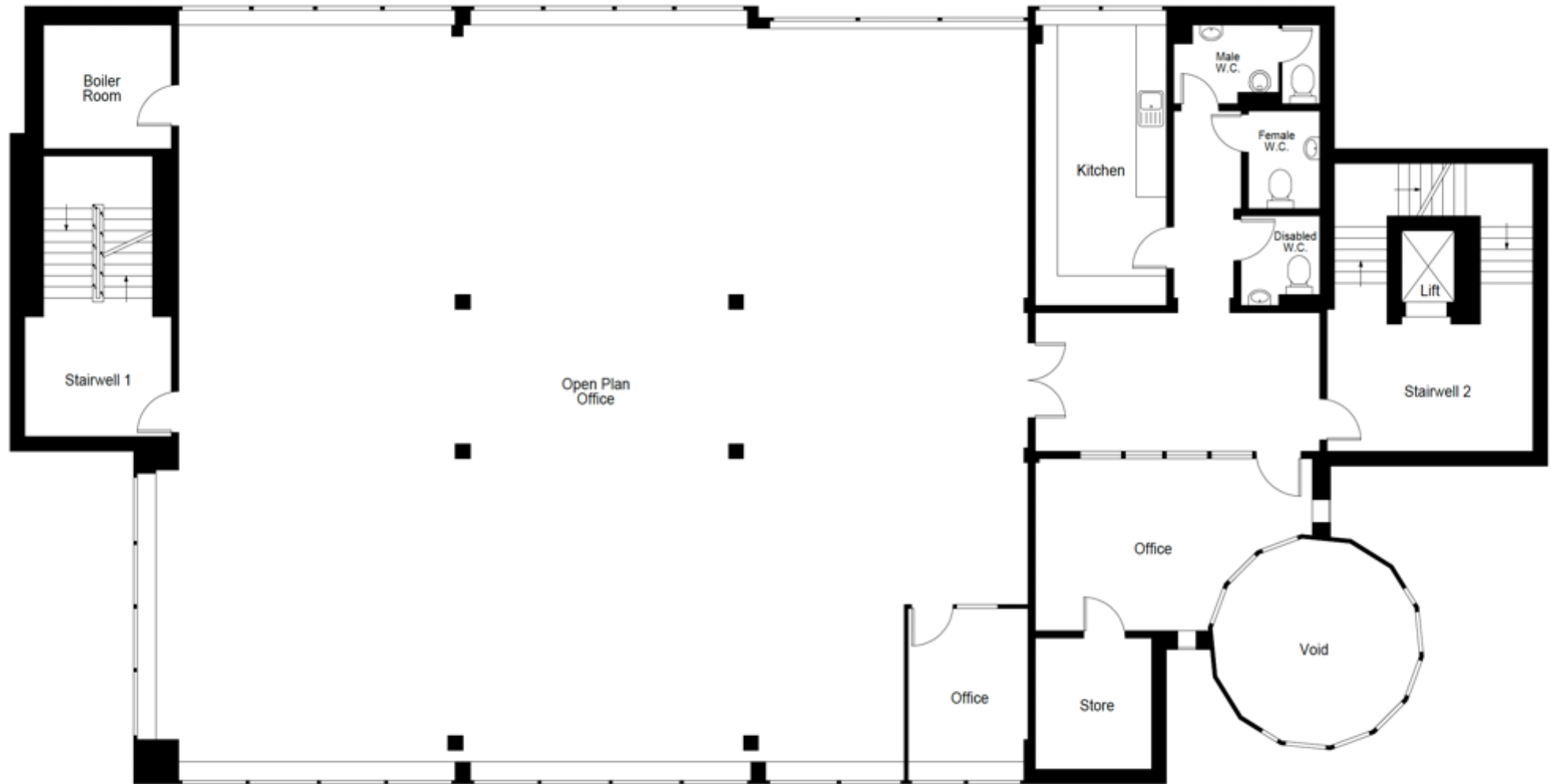
| AREA         | SQ FT         | SQ M         |
|--------------|---------------|--------------|
| GROUND       | 3,527         | 327.7        |
| FIRST        | 3,559         | 330.6        |
| SECOND       | 3,294         | 306.0        |
| <b>TOTAL</b> | <b>10,380</b> | <b>964.3</b> |

Measured in accordance with the RICS code of measuring practice (6<sup>th</sup> edition).

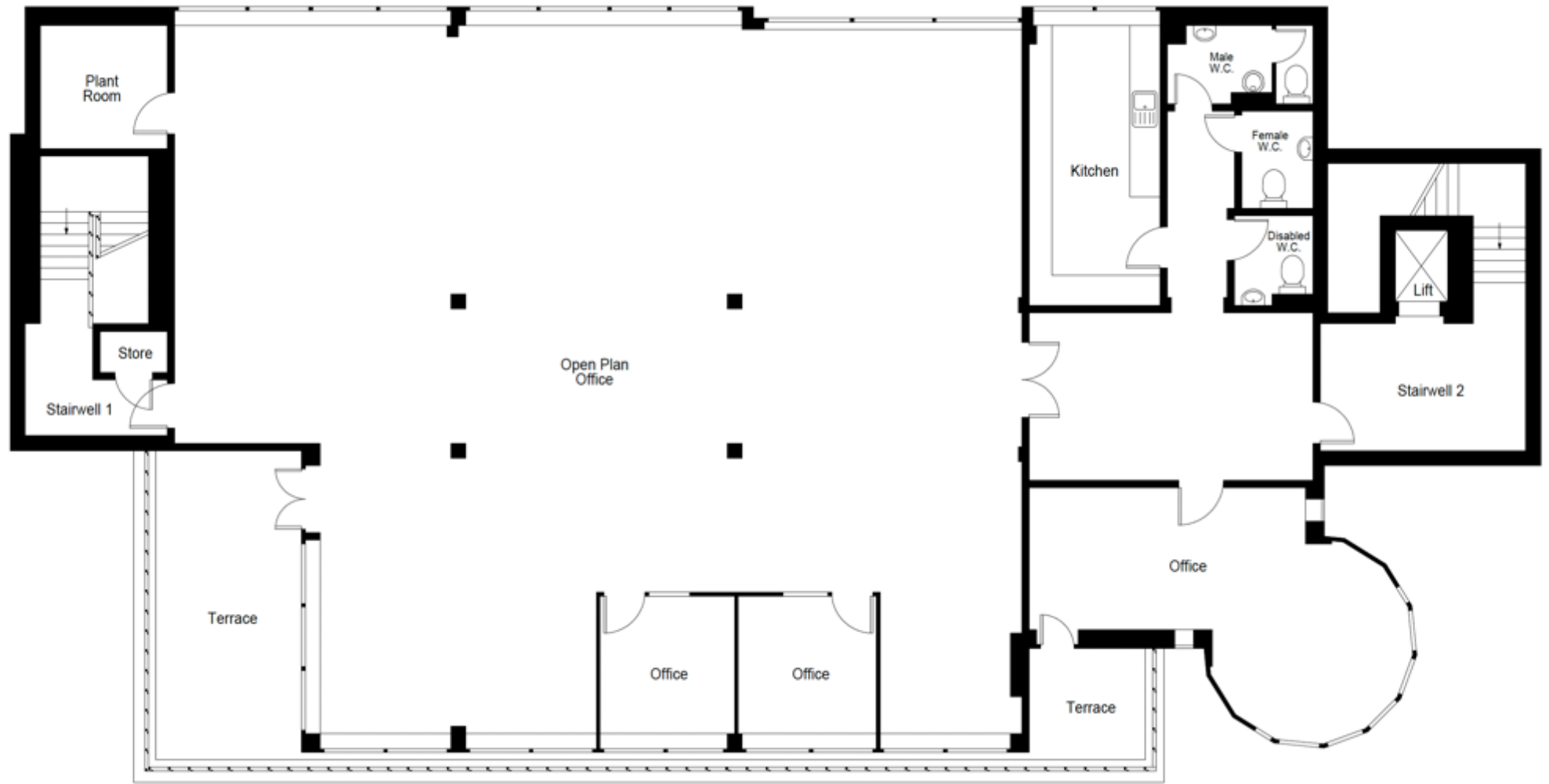
# GROUND



# FIRST



# SECOND



# TERMS

## Tenure

The property is held Freehold.

## Price

Offers in the region of £1.5m.

## Estates Charge

Upon application.

## VAT

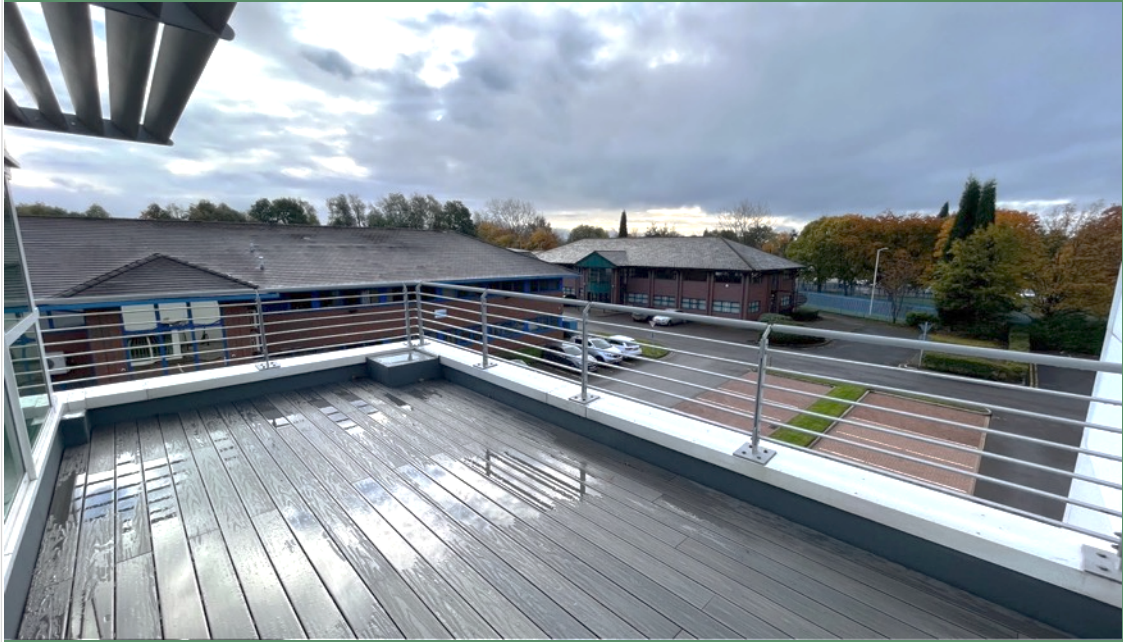
All prices quoted are subject to VAT.

## EPC

Full certificate available on request.

## AML

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.





# CONTACT



**MBRE**  
Regent House  
Heaton Lane  
Stockport  
SK4 1BS

**0161 850 1111**

Michael Blackshaw  
**07792 201 467**  
mb@mbre.space

**MBRE**

**EDWARDS.**  
26 King Street  
Manchester  
M2 6AY

**0161 833 9991**

Oliver Woodall  
**07741634874**  
owoodall@edwardsprop.com

Richard Dinsdale  
**07801 294 770**  
rdinsdale@edwardsprop.com

**Edwards.**

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