

CHEADLE

Unit D, Hercules Business
Park, Bird Hall Lane, SK3 0UX

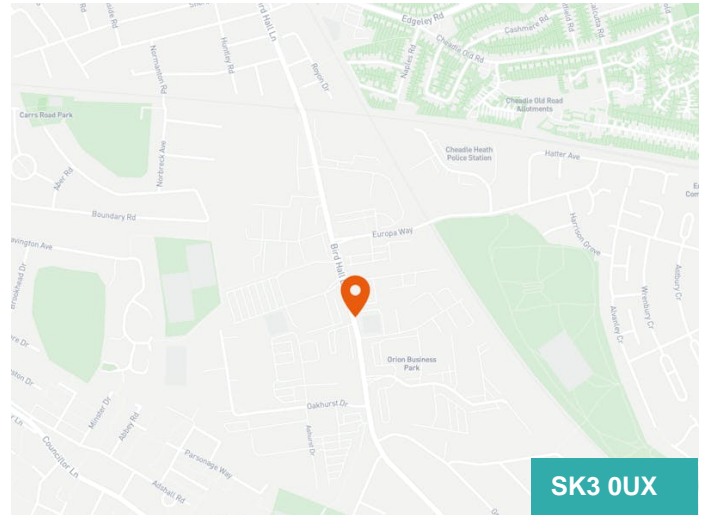


OFFICE TO LET / FOR SALE

3,646 TO 7,321 SQ FT

- Business Park Environment
- Well specified with air conditioning and raised access floors
- Power & network cabling installed
- Kitchen facilities
- 25 allocated car parking spaces to the whole building
- Close to public transport & retail

AVAILABLE FOR SALE OR TO LET



SK3 0UX

Summary

Available Size	3,646 to 7,321 sq ft
Rent	£15.00 per sq ft
Price	£1,280,000.00
Rateable Value	£44,500 Based on valuation 1 April 2023 to present - Ground Floor Only
Service Charge	£6.50 per sq ft
Legal Fees	Each party to bear their own costs
EPC Rating	B (49)

Description

The Freehold interest in the whole building (7,321 sq ft) is available 'For Sale' subject to agreeing a surrender with the 1st Floor tenant. Alternatively, the whole building could be taken on a leasehold basis.

The 1st Floor of Unit D is already occupied, leaving the Ground Floor office of 3,646 sq ft available to let on a new lease on terms to be agreed.

The Ground Floor accommodation is fully fitted and provides a mix of open plan and private offices with a specification that includes air conditioning, raised floors, suspended ceilings, power & network cabling installed and on-site car parking available. 25 car parking spaces are demised with the whole building, with 14 being allocated to the Ground Floor.

Location

Hercules Office Park comprises a development of 17 self-contained office buildings in a landscaped environment. The business park is located on Bird Hall Lane, approximately 1.3 miles (3 mins by car) from Cheadle Hulme village centre and 1.8 miles from Stockport town centre (5 mins by car), both of which have mainline railway stations and extensive retail/leisure amenities.

The M60 Motorway (Junction 2) is a 2 minutes' drive, providing immediate access onto the M56, with a journey time to Manchester Airport of 10 minutes and there is a bus stop directly outside Hercules Office Park providing regular services to Stockport and Cheadle Hulme.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,646	338.72	Available
Building - Whole	7,321	680.14	Available
Total	10,967	1,018.86	

Joint Agent

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