



505 Buxton Road, Stockport, Greater Manchester, SK2 7HJ

£2,250 Per month



We are delighted to introduce to the market Synton House, a substantial and newly refurbished 1,685 sq. ft. commercial building arranged over four floors with eight secure on-site parking spaces (electric gated car park to the side and rear).

This impressive property is perfect for a growing business, offering versatile commercial space ideal for medical, dental, veterinary, wellness, or cosmetic use. It also suits offices, retail, professional services, or nursery/crèche operators under Use Class E.

Located in a highly visible and prominent position directly on the A6, the property benefits from exceptionally high passing traffic throughout the day. The side elevation offers strong brand visibility and excellent potential for advertising display.

Positioned within walking distance of Hazel Grove and Stepping Hill Hospital, Synton House enjoys superb access to local amenities, supermarkets, and transport links.

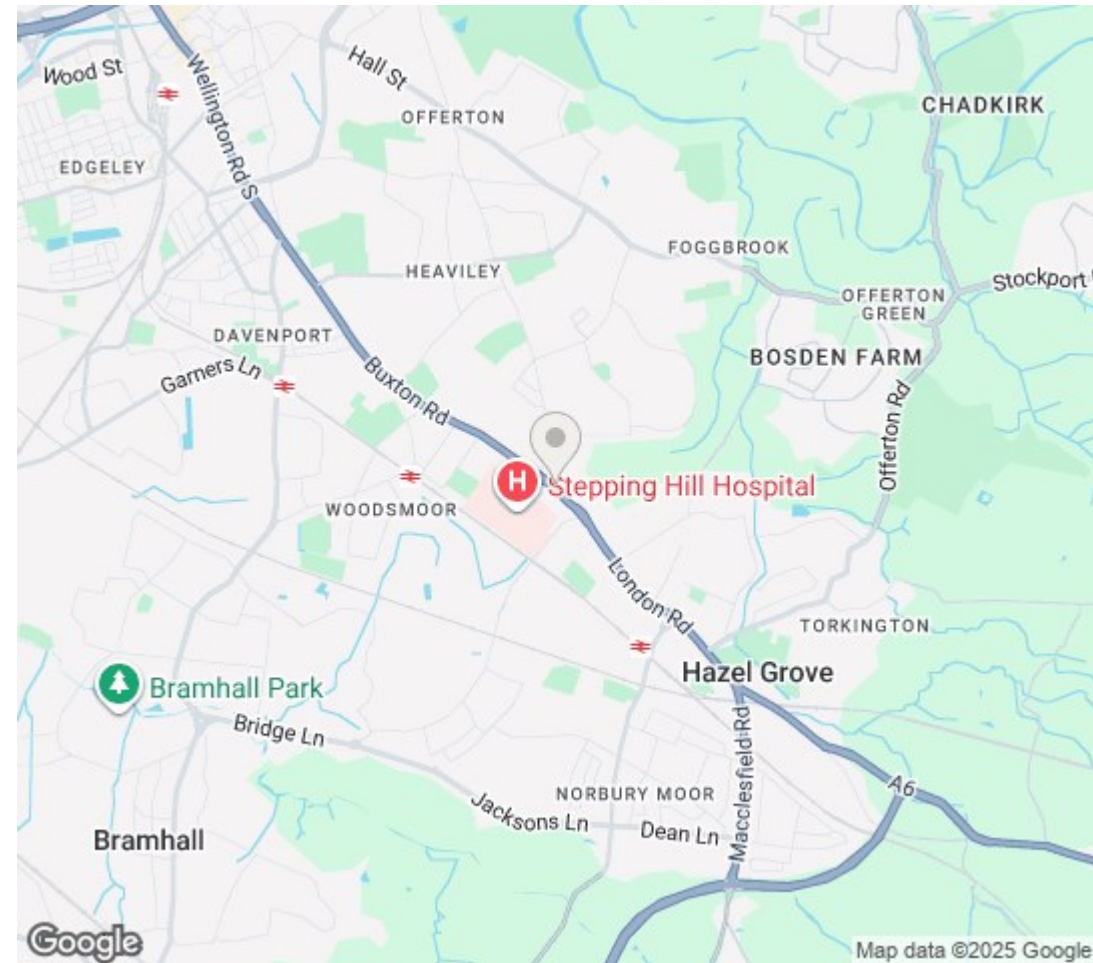
***Eligible occupiers may qualify for full or partial Small Business Rates Relief.**

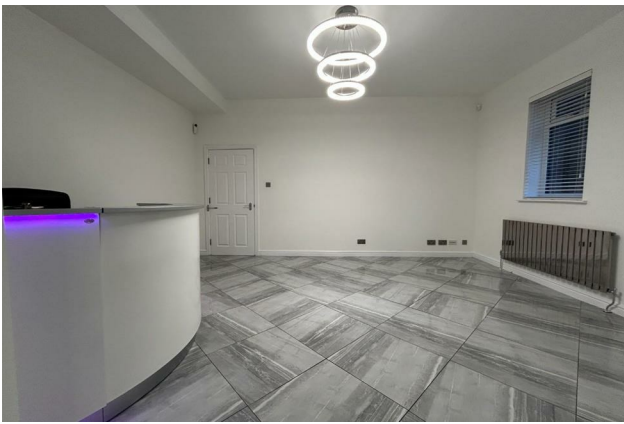
Available immediately – viewing essential.

- **1,685 sq. ft. arranged over four storeys**
- **Eight secure, gated parking spaces**
- **Flexible lease terms available**
- **EPC Rating: E**



- **Newly refurbished and ready for immediate occupation**
- **Prominent A6 frontage with strong visual presence**
- **Rateable Value: £12,000 (eligible for Small Business Rates Relief*)**
- **Viewing Essential**





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