

Oak Green House, Oak Green Business Park, Earl Road, Cheadle Hulme, SK8 6QL



“ Well-appointed office property located on popular business park ”

FOR SALE
PART INCOME PRODUCING OFFICE
WITH CAR PARKING
5,965 SQ FT

t: 01625 800 066
t: 01565 260 000

LOCATION

Oak Green is an office development conveniently located in Cheadle off Earl Road on the Stanley Green Business Park just off the A34, Cheadle.

The motorway network (M60/M56) and Manchester International Airport are within 10 minutes drive and Manchester City Centre is approximately 10 miles to the North.

DESCRIPTION & SPECIFICATION

A two storey self contained office building finished to a high standard.

- Suspended ceiling
- Recessed lighting
- Carpeted floors to all office areas
- Fully accessed raised floors
- Air conditioning to part
- DDA compliant
- Male & Female WC's
- Car parking
- Secure business park

SALE PRICE

£1,000,000 plus Vat.

FLOOR AREAS

GF Suite 1: 1,097 Sq Ft
 GF Suite 2: 742 Sq Ft
 GF Suite 3: 1,108 Sq Ft
 First Floor: 3,018 Sq Ft
 Total NIA: 5,965 Sq Ft

TENANCY DETAILS

Overleaf

CAR PARKING

There are 29 parking spaces allocated to the property. Parking plan available on request.

RATES

Rateable Values:
 Suite 1: £13,750
 Suite 2: £6,900
 Suite 3 : £13,750
 First Floor Approx £28,000

SERVICE CHARGE

Currently running at £4.22 per sq ft. Service Charge budget available upon request.

ESTATE CHARGE

Currently £2,440 for the year. Estates Charge budget available upon request.

VAT

All prices and outgoings are liable for VAT.

TENURE

Long Leasehold
 999 years from 1 July 2005
 Title No. MAN 63616

ANTI-MONEY LAUNDERING

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

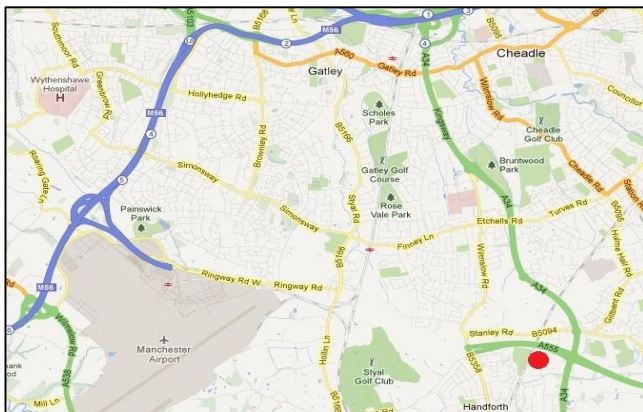
VIEWINGS

Strictly by appointment with Williams Sillitoe on **01625 800066 / 01565 260000** or contact Simon Gardner at sg@willsill.co.uk

EPC

Available on request.

**Subject to Contract
 December 2023**



Important Notice

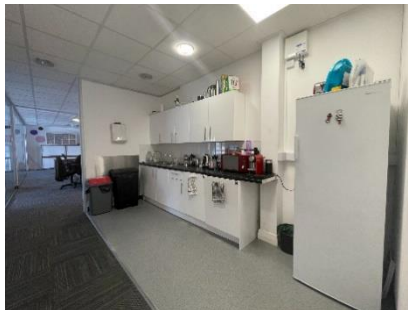
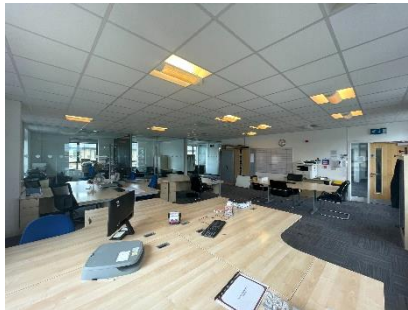
Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

t: 01625 800 066
t: 01565 260 000

TENANCY SCHEDULE

Tenant	NIA (Sq Ft)	Lease Start	Lease Expiry	Break Date	Rent (PA)	Rent (PSF)	ERV	Parking Allocation	Comments
Made Easy Educations Ltd	1,097	09-11-21	08-11-26	09-11-24	£ 14,713	£ 13.41	-	6	Rent Review 9/11/2024
Dewty Beauty Limited	742	01-09-22	31-08-26	01-09-24	£ 9,975	£ 13.44	-	2	Mutual option to break
Rosehill Furnishings Ltd	1,108	08-09-17	07-09-22	-	-	-	£ 13,850	6	Served S25 to vacate
Vacant	3,018	-	-	-	-	-	£ 37,725	12	
	5,965				£ 24,688	£ 4.14			

ADDITIONAL PHOTOS



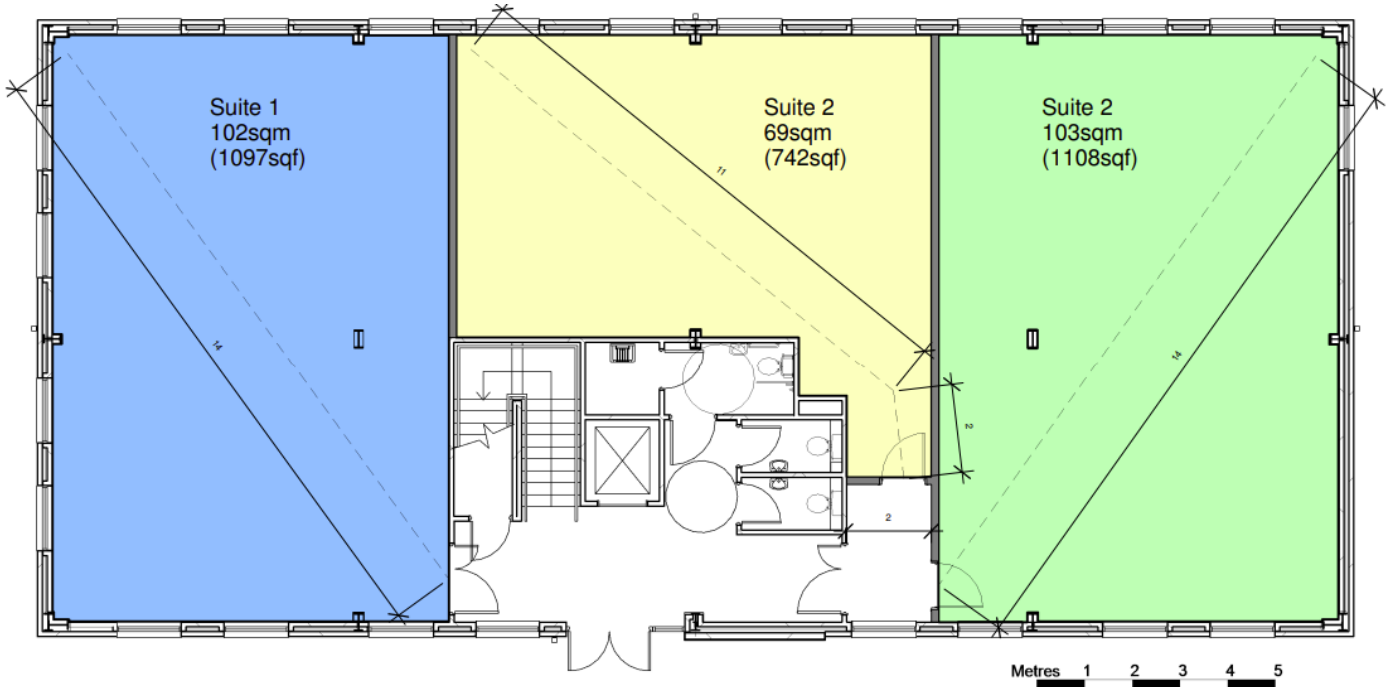
Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

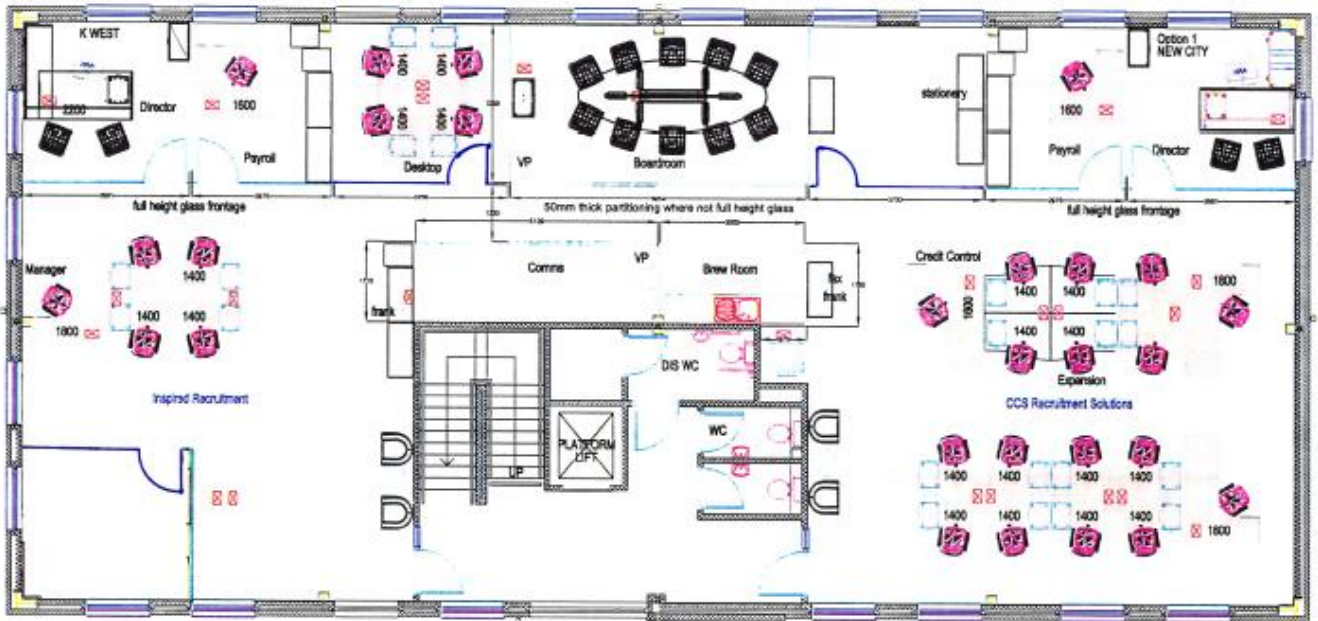
t: 01625 800 066

t: 01565 260 000

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Important Notice

Williams Sillitoe for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Williams Sillitoe has any authority to make or give any representations or warranty in relation to this property.

t: 01625 800 066

t: 01565 260 000