



# Dale House

Tiviot Dale  
Stockport  
SK1 1TB

**529 SQFT  
TO  
19,940 SQFT**



- Landmark Multi Tenanted Office
- Frontage onto M60
- Single Floor & Single Suite Lettings
- Fully Refurbished
- 100 MB Broadband & M247
- 2 x Passenger Lifts
- Town Centre Located

## Location

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A landmark nine storey office building located in the centre of Stockport occupying a prominent position clearly visible from the M60 motorway. The property is located directly adjacent to the Redrock & Merseyway Shopping Centre.

Redrock/Merseyway Shopping - 0.1 miles

M60 Junction - 0.7 miles

Stockport Exchange - 0.7 miles

Manchester Airport - 7.5miles

Key Occupiers include Gorvins, The Light, The Gym, Pizza Express



## Description

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A nine storey office building serviced by a communal reception. The service core provides toilets, a staircase and 2 x passenger lifts. The offices are available by way of single floor lettings or single suite lettings. The offices are largely open plan. The schedule of accommodation is as follows:

Ground Floor: 4,500 sq.ft.

First Floor: Suite B - 1,135 sq ft

Second Floor: Suite 1 -1,248 sq.ft, Suite 2 - 529 sq.ft & Suite 3- 2368 sq.ft

Third Floor: 5,080 sq.ft.

Seventh Floor: 5,080 sq.ft. **LET**

## Rent

Ground Floor: £45,000 per annum exclusive  
First Floor Suite B : £12,000 per annum exclusive  
Second Floor: From £5,290 per annum exclusive  
Third Floor: £50,000 per annum exclusive  
Seventh Floor : £50,000 per annum exclusive  
Car Parking:- £500 per space p.a. exclusive

## Terms

On a leasehold basis with terms to be agreed

## Rateable Value

For information on rateable values please visit the valuation office agency on [www.gov.uk](http://www.gov.uk)

## VAT

All figures quoted are exclusive of but maybe subject to VAT.

## EPC

First Floor - D  
Second & Seventh Floors - C



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