

OFFICE PREMISES



GROUND FLOOR
UNIT 5 RHINO COURT
BRAMHALL MOOR LANE
HAZEL GROVE, SK7 5ER

TO LET

HAZEL GROVE

The logo for M&S, featuring the letters 'M' and 'S' in a thin, black, sans-serif font, with an ampersand in a light green color between them.

The property is located in an established commercial area within the popular district of Hazel Grove, with adjoining areas including Bramhall, Poynton, Stockport and Marple.

Hazel Grove is well served by bus services on the A6 and rail services from Hazel Grove rail station, both of which are within a short walk of the property.



Hazel Grove centre provides extensive retail facilities, where occupiers include Sainsbury's, M & S Simply Food, Asda, McDonald's and KFC.

The M60 motorway and Stockport town centre are within 15/20 minutes' drive and Manchester International Airport is within approximately 15 minutes' drive, via the new Manchester Airport Relief Road which is approximately 6 minutes drive.

Sainsbury's

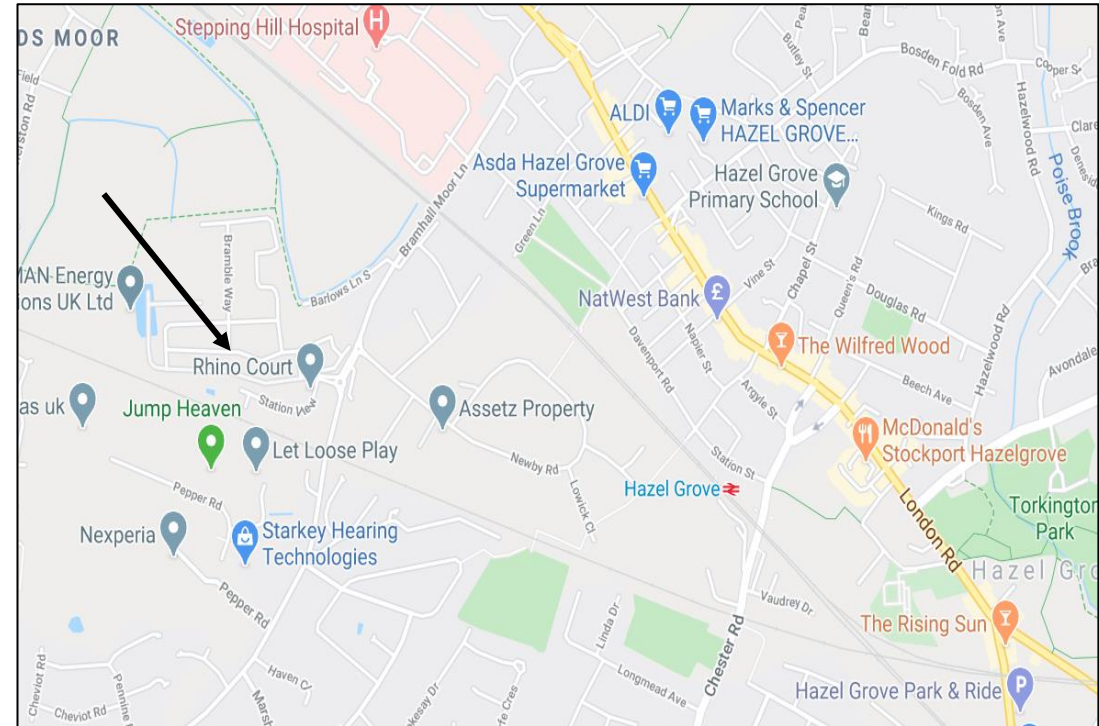
UNIT 5 RHINO COURT

DESCRIPTION

Rhino Court occupies a prominent position on Bramhall Moor Lane in Hazel Grove. Situated just off the A6, Rhino Court provides excellent access to the region's main road and rail links.

The ground floor of Unit 5 provides efficient, open plan floor space along with a generous allocation of dedicated on-site car parking of 12 spaces. The accommodation comprises 4,053 sq ft with a fitted out kitchen. There are male and female WC with a Disabled toilet.

- Full Access Raised Floors
- Suspended Ceilings
- LG7 Lighting
- Quality Carpeting & Decoration
- Gas Fired Central Heating
- CCTV
- Alarm



Messrs. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Property Consultants LLP or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Property Consultants LLP nor any person in their employment has any authority to make or give, any Representation or warranty whatever in relation to this property

UNIT 5 RHINO COURT

TERMS

The premises are available by way of a new internal repairing and insuring lease.

SERVICE CHARGE

We have been advised that the unit has a £0.74 per sq ft service charge (equivalent to £3,000 pa)

RENT

£5,000 pcm

RATES

Rateable Value - £37,250

Local Authority: Stockport

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All prices are exclusive of but may be liable to VAT

EPC

The EPC has a rating of B

VIEWINGS

Strictly by appointment with the sole agents Hallams:-

Mike Burr – mburr@hallams.com



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