

# FIRST FLOOR OFFICE SPACE TO LET

(PRELIMINARY DETAILS)



442 CHESTER ROAD  
WOODFORD  
STOCKPORT  
SK7 1QS

- OFFICE SUITES FROM 1 PERSON UPWARDS
- ON-SITE PARKING AVAILABLE
- REFURBISHMENT ONGOING
- PROMINENT LOCATION
- SHORT TERM FLEXIBLE LEASES - ALL INCLUSIVE RENTAL



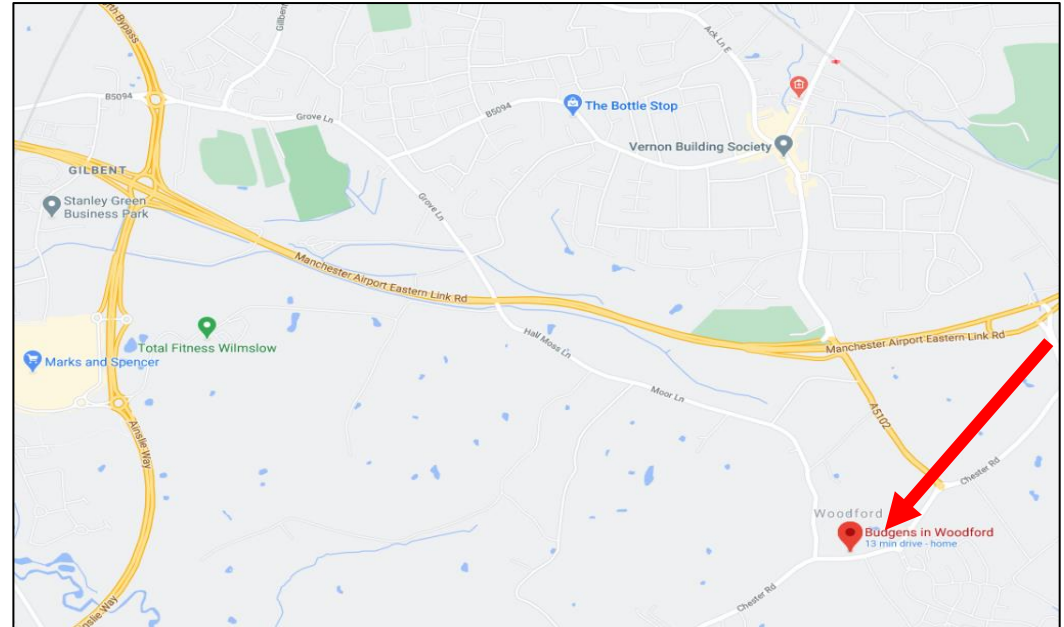
Messrs. Hallams Property Consultants LLP for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars do not constitute, nor constitute any part of, and offer or contract. (2) All statements contained in these particulars as to this property are made 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



# 442 Chester Road

## LOCATION

The premises are situated in a prominent position on Chester Road, Woodford. The property is located 0.7 miles from the new A555 Manchester Airport Eastern Link Road and the A34 both of which have good links to the M56 & M60 respectively. The property is located approx. 30min walk from Bramhall Train Station.



## DESCRIPTION

442 Chester Road is a standalone Commercial property with 1<sup>st</sup> Floor offices above Budgens Supermarket & Deli. Communal areas at first floor include a shared kitchen, male & female WC's and a break out space.

The first floor offices have been subdivided to create six individual offices, which can be offered separately or combined. The property is available on an all inclusive basis. There is a car park to the rear.

<u>Suite</u>	<u>SQ FT</u>	<u>RENT (All inclusive)</u>	<u>AVAILABILITY</u>
1	150	£110 per week	LET
2	730	£350 per week	LET
3	170	£120 per week	LET
4	170	£120 per week	LET
5	134	£100 per week	AVAILABLE
6	240	£140 per week	LET

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## AMENITIES

The property is located above Budgens which has a deli counter for great Breakfast & lunchtime options available. Notcutts Garden Centre café is located approximately a 4 minute walk from the 442 Chester Road.

## TERMS

- Short term flexible Leases
- All inclusive costs - no hidden extras

## LEGAL COSTS

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

## VIEWINGS

- Strictly with sole agents HALLAMS PROPERTY CONSULTANTS



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