



Armitt House

Monmouth Road, Cheadle, SK8 7EF

Fully Fitted Self Contained Office Building With Car Parking

9,948 sq ft
(924.20 sq m)

- Self-Contained
- Open Plan Workspace
- Central Location
- Meeting/Break Out Rooms
- Canteen/Eating Area with Games
- Disabled Access + W/C Facilities
- Car Park
- Bicycle Storage
- Roof Terrace

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Summary

Available Size	9,948 sq ft
Rent	£20 per sq ft
Rates Payable	£5.95 per sq ft
Service Charge	Service Charge to be paid, this includes the cost of heating/cooling, electricity and water.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	B (37)

Location

The office is on Monmouth Road, SK8 7EF. Situated off Station Road in Cheadle Hulme. On-site parking is available as well as a bicycle shelter. Bus stops outside the office provide services to Stockport, Manchester City Centre, Manchester Airport, Didsbury, Woodsmoor and Edgeley. The nearest train station is Cheadle Hulme (3 minute walk) which has regular services to Stockport, Manchester, Stoke, Macclesfield, Wilmslow and Crewe.

Description

The four-storey building features open plan offices with large amounts of natural light, meeting rooms, multi-faith room and kitchen / eatery facilities. The top floor benefits from a fully accessible decked roof terrace, great for summer break out space and events, the roof terrace has great views across Cheshire to the Peak District.

The building also benefits from Central Air Conditioning and Heating, Wi-Fi Connectivity, Secure Storage and a Security System. The building has 24-hour controlled access.

Accommodation

The accommodation comprises the following areas:

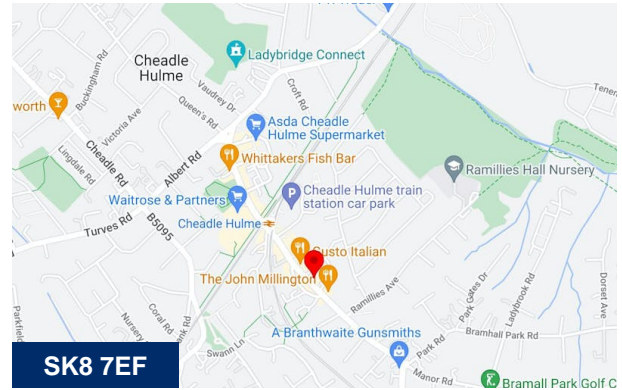
Name	sq ft	sq m
Ground - Reception	1,194	110.93
1st - Office	3,066	284.84
2nd - Office	3,066	284.84
3rd - Office	2,622	243.59
Total	9,948	924.20

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be negotiated.

Viewings

Strictly by appointment with sole agents Hallams Property Consultants.



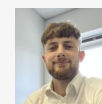
Viewing & Further Information



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