

TO LET



OFFICE ACCOMMODATION WITH PARKING 617 SQ.FT.

**Second Floor, Hexagon House
21-23 Gatley Road, Cheadle
SK8 1NZ**

- Situated in the centre of Cheadle Village
- Close proximity to all shops, bars and restaurants
- One parking space available with each suite
- Easy access to motorway network

LOCATION

The property is located on the south side of Gatley Road at its junction with Warren Avenue in the Centre of Cheadle Village, Cheshire.

Gatley Road (A560) provides access to Kingsway (A34) which links with the M60 motorway with Junction 2 being approximately 1.5 miles away. Gatley Train Station is approximately ½ mile to the east. Manchester Airport is within 10 minutes driving distance.

DESCRIPTION

The property comprises a detached office premises with partially covered parking at ground level. Internally, the property comprises individual suits over the first and second floor, with shared kitchenette and WC facilities.

The accommodation has suspended ceilings (apart from Suite 4 on the first floor) incorporating Cat 2 lighting, gas central heating, double glazed windows, carpet tiled flooring, intercom door entry system and shared WC/kitchen facilities. Each suite comes with one on site car space.

ACCOMMODATION/LEASE

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition. The areas are as follows:

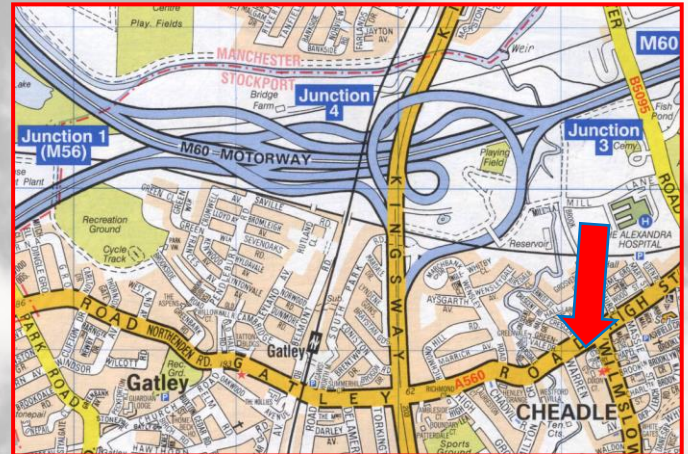
Suite	Size (ft ²)	Annual Rent
Second Floor, Room 4 (rear left-hand side)	617	£11,400

The quoting rents are fully inclusive of all costs except for electric usage with each suite being separately sub-metered.

Each tenant will also be responsible for their own business rates however, it is anticipated that the suites will qualify for small business rates exemption. Interested parties should make their own enquiries with the local authority in this regard.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents
W T Gunson for the attention of:

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