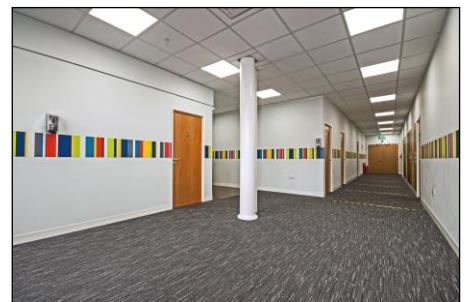


## Unit C1, Pear Mill Stockport Road West, Lower Bredbury, Stockport, SK6 2BP

### To Let

£19,000 per annum, exclusive  
(£6.50 per sq.ft)



### 271.4 sq.m (2,921 sq.ft)

**A very well appointed, air-conditioned office suite with lift access, high quality finishes and generous on-site car parking**

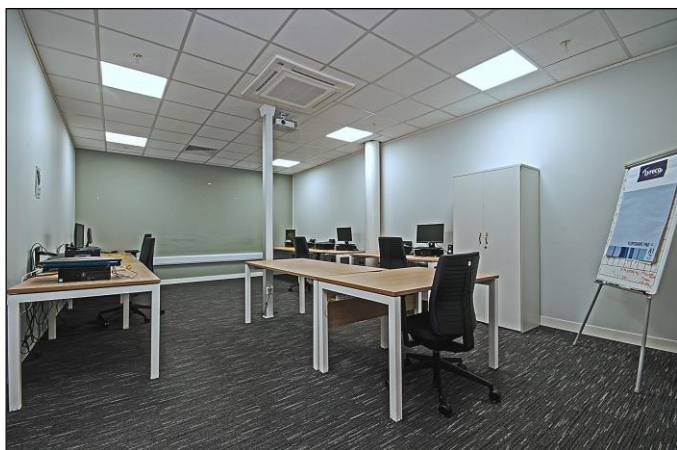
- High quality finishes
- Suspended ceiling with integral LED lighting
- Independent kitchen and toilet facilities
- 50Mb high speed internet connection available
- Generous communal car parking
- 24 hour manned on-site security
- Located within the established Pear Mill complex
- Occupiers include Awesome Walls Climbing Centre, Adidas Outlet, Vintage Emporium and Swift Motor Homes, amongst many others
- M60 motorway within a few minutes' drive
- Stockport town centre within a few minutes' drive
- Manchester Airport within 15/20 minutes' drive

## Location

Pear Mill is very conveniently located, being within a few minutes' drive of junction 27 of the M60 motorway and Stockport town centre, which benefits from a mainline rail link (on the Manchester Piccadilly to London Euston line) and an extensive retail centre where occupiers include The Light Cinema, Zizzi, Pizza Express, Debenhams, Berretto Lounge Primark, Tesco Extra, Holiday Inn, Travelodge and the Gym, amongst many others. Stockport has benefited from substantial recent investment including improvements to the road network and major developments such as Stockport Exchange and Redrock leisure and retail scheme. Stockport benefits from a motorway connection (M60), with Manchester Airport being within 15/20 minutes' drive. (SatNav: SK6 2BP)

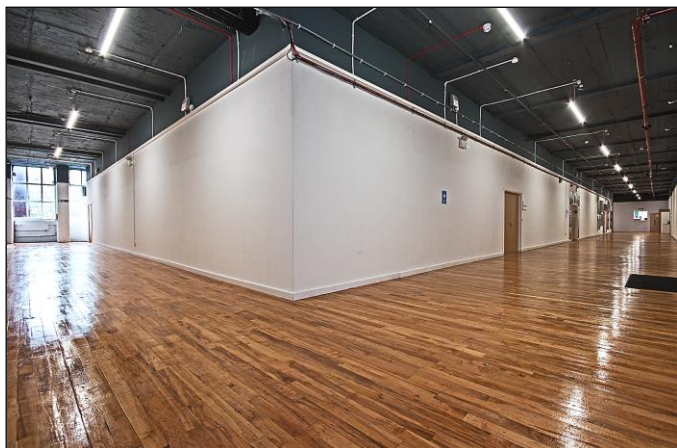
## Description

A well appointed second floor office suite benefiting from suspended ceilings with integral LED lighting, high quality internal finishes and air-conditioning.



## Second Floor

Unit C1: 271.4 sq.m (2,921 sq.ft) net internal area, including a range of general and private office areas and kitchen area with fitted worktop, base units and sink unit. In addition there are ladies and gents toilets.



## Car Parking

There is extensive communal car parking within the estate.

## Security

The Pear Mill complex benefits from 24 hour manned security, CCTV (details to be confirmed).

## Internet Connection

50Mb high speed internet connection available from £38.00 plus VAT per month per connection (details to be confirmed).



## Services

Available services include, electricity, water and drainage. The office suite is air-conditioned.

## Energy Performance

Energy Performance Asset Rating (tba).



## Rateable Assessment

Rateable Value: £17,000

Business Rates Payable 2020/21: £8,483

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

## Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

## Rent

£19,000 per annum, exclusive (£6.50 per sq.ft) plus VAT.

(The Landlord requires a 3 month rent deposit, which will be held by the Landlord for the duration of the lease term).

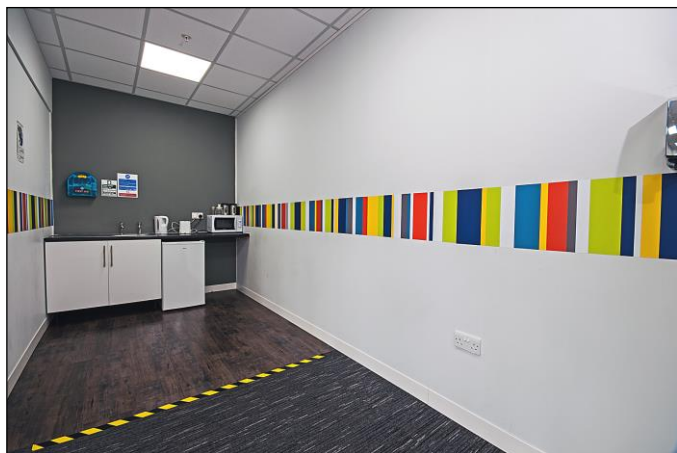
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### Legal Costs

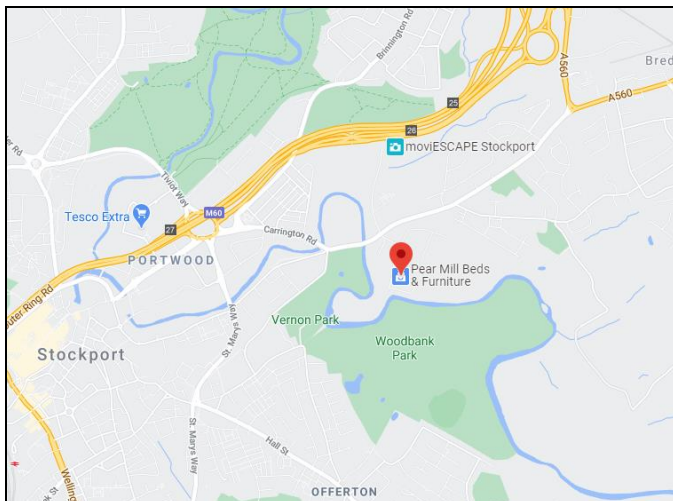
The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

### Service Charge

The Landlord levies additional charges for the repair and maintenance of common parts of the estate, security, cleaning of common parts, sprinkler system, lift maintenance, etc. (presently running at 74p plus VAT per square foot occupied), plus buildings insurance and sub-metered utilities.]]



### Location Map



### Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880  
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS  
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

### Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved.

### Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

For more information on our full range of services, please visit [www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk), call us on 0161 476 9476 or email [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

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