

## Unit F1A, 5<sup>th</sup> Floor, Pear Mill Stockport Road West, Lower Bredbury, Stockport, SK6 2BP

**To Let**

**£39,500 per annum, exclusive**



**610.1 sq.m (6,572 sq.ft)**

**Office/light industrial unit with lift access and generous on-site car parking**

- Air-conditioned
- Passenger and goods lift access
- Generous on-site car parking
- 24 hour manned on-site security
- 50Mb high speed internet connection available
- Suspended ceiling with integral lighting
- Located within the established Pear Mill complex
- Occupiers include Awesome Walls Climbing Centre, Adidas Outlet, Vintage Emporium with cafe and Swift Motor Homes amongst many others
- M60 motorway within a few minutes' drive
- Stockport town centre within 5 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

The premises form part of the main mill, in the Pear Mill complex, which is a substantial brick built building with an asphalted roof. The building, service roads and grounds are well maintained and the space itself provides an office/light industrial unit with suspended ceilings and integral lighting.

## Fifth Floor

Unit F1A: 610.6 sq.m (6,572 sq.ft) £39,500 pax, plus VAT.

## 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 floor is served by goods and passenger lifts.

## Energy Performance

Energy Performance Asset Rating (to be advised).

## Rateable Assessment

Rateable Value: £6,000

Business Rates Payable 2020/21: £2,994.00

**NB: You may qualify for 100% Business Rates Relief - please ask for details.**

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

## 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 electricity, gas and water.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

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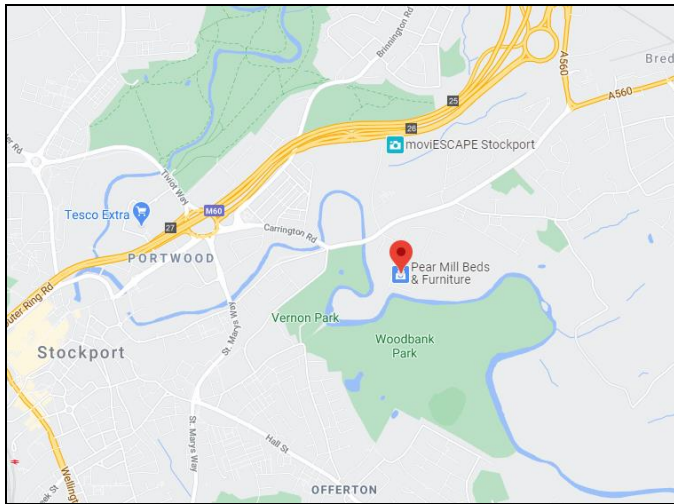
## Possession

Available following completion of legal formalities, subject to agreement on specific dates between the parties involved and completion of subdivisional works (details to be confirmed).

## Important Note

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

## Location Map



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