

5th Floor, Pear Mill
Stockport Road West, Lower
Bredbury, Stockport, SK6 2BP

To Let
From £16,275 - £49,047
per annum, exclusive



147.9 – 655.3 sq.m (1,592 – 7,054 sq.ft)

A range of office suites and potential lab space with lift access and generous on-site car parking

- Air-conditioned in part
- 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, 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 a range of well appointed office suites and potential lab space with mainly suspended ceilings, raised floors and integral lighting.

Fifth Floor/Size/Rent

Unit F2: 507.4 sq.m (5,462 sq.ft) Rent £32,772 pax, plus VAT.

Unit F3: 21.1 sq.m (227 sq.ft) LET.

Unit F4: 29.5 sq.m (318 sq.ft) LET.

Unit F5: 29.5 sq.m (318 sq.ft) LET.

Unit F6: 25.4 sq.m (273 sq.ft) LET.

Unit F7: 42.6 sq.m (459 sq.ft) LET.

Unit F8: 147.9 sq.m (1,592 sq.ft) Rent £16,275 pax, plus VAT.

(May be let with Unit F2) with vinyl flooring and sink units.

F1A: 610.6 sq.m (6,572 sq.ft) LET.



Car Parking

There is extensive communal car parking within the estate.

Headroom

3m (9'10") approx.

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 units have the benefit of air-conditioning, which is independent to each unit (tbc). The floor is served by a goods lift and two passenger lifts. The units have shared use of a communal kitchen and ladies, gents and disabled toilets.

Energy Performance

Energy Performance Asset Rating (to be advised).

Rateable Assessment

Rateable Value: £(to be reassessed)

Business Rates Payable 2020/21: £(to be reassessed)

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.

Note

There is an additional charge for the cleaning of the shared kitchen and toilet areas (tbc).

Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

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

Email: enquiries@fairhurstbuckley.co.uk

www.fairhurstbuckley.co.uk

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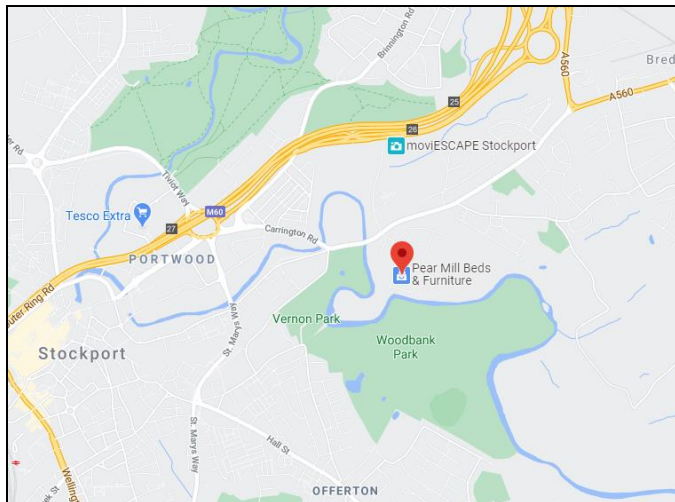
Possession

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

Important Note

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

Location Map



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 ●

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