

Norbury Chambers 2-6 Norbury Street, Stockport, SK1 3SH

To Let - Due to Relocation
£6,750 - £13,700 per annum,
exclusive plus car parking



90.1 & 93 sq.m (970 & 1,001 sq.ft)

Adjoining, town centre, first floor office suites,
which may be combined to provide 183 sq.m (1,971
sq.ft). Car parking available, if required.

- Gas fired central heating
- UPVC double glazed window units
- Laminate and carpet floor coverings and good natural light
- Major recent investment in Stockport town centre,
- Convenient A6 location above Julian Wadden Estate Agents and opposite Stockport Exchange/Rail Station approach
- Within 5 minutes' walk of Stockport's bus station and extensive retail centre
- Within a few minutes' walk of Stockport's mainline rail station
- M60 motorway within only a few minutes' drive
- Within 15/20 minutes' drive of Manchester Airport
- Car parking available on a separate licence

Location

The premises occupy a very convenient A6 location above Julian Wadden Estate Agents, opposite Stockport Exchange and the rail station approach and within 5 minutes' walk of Merseyway Shopping Centre and Stockport bus station. Stockport has benefited from substantial recent investment, including improvements to the road network and major developments at Stockport Exchange and Redrock. Town centre occupiers include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Debenhams, Primark, Sainsbury's and Asda. The M60 motorway is within a few minutes' drive and Manchester Airport is within 15 minutes' drive. (SatNav: SK1 3SH)

Description

The premises form part of the first floor of a two storey retail and office property with brickwork elevations and a pitched slated roof. The premises benefit from UPVC double glazed window units and good natural light. The rear suite has a suspended ceiling with integral lighting.

Ground Floor

Shared entrance lobby with broad stairway to the first floor.

First Floor

Front Suite - 90.1 sq.m (970 sq.ft) net internal area, including reception/office 1, office 2, office 3, office 4, office 5, office 6 and kitchen. In addition, there are ladies and gents toilets.

Rear Suite - 93 sq.m (1,001 sq.ft) net internal area, including office 1, office 2, office 3, kitchen, office 4 and office 5 (presently partitioned into two areas). In addition, there is an entrance foyer, corridor/lobby and toilet area.

Car Parking

There are car parking spaces to the rear, available on a separate licence agreement, if required, at an additional rent, plus 'Pay & Display' and contract car parking facilities nearby.

Security

There is a security alarm installation on each suite and security bars to the windows at the rear.

Services

Available services include, electricity, water and drainage. The premises are heated by way of gas fired central heating.

Energy Performance

EPC Asset Rating - Front Suite E-124 and Rear Suite E-123.

Rateable Assessment

Rateable Value (front suite) : £6,500

Business Rates Payable 2020/21: £3,243.50

Rateable Value (rear suite) : £9,300

Business Rates Payable 2020/21: £4,640.70

NB: You may qualify for 100% Small Business Rate Relief - please ask for details.

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

Note: Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

Lease Terms

Effectively full repairing and insuring leases, for terms to be agreed, subject to rent reviews at 3 yearly intervals.

Rent

Front Suite: £6,750 per annum exclusive (£6.95 per sq.ft).

Rear Suite: £6,950 per annum exclusive (£6.95 per sq.ft).

(The Landlord may require a Rent Deposit)

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 in respect of repair and maintenance, lighting and cleaning of common parts of the property, external repairs and management charges which is presently £1,000 per annum for each suite. The cost of buildings insurance and heating of the property is apportioned between the 4 tenants in the property (figures to be confirmed).

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

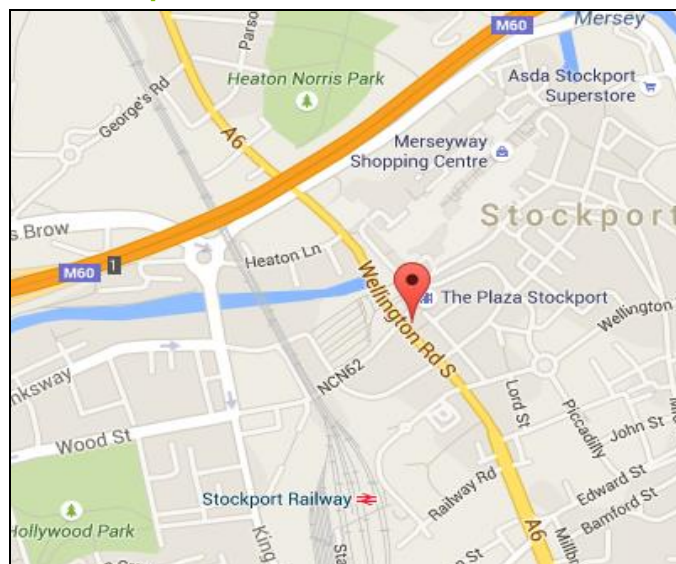
Possession

Available following completion of legal formalities and 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. For more information on our full range of services, please visit www.fairhurstbuckley.co.uk, call us on 0161 476 9476 or email enquiries@fairhurstbuckley.co.uk

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