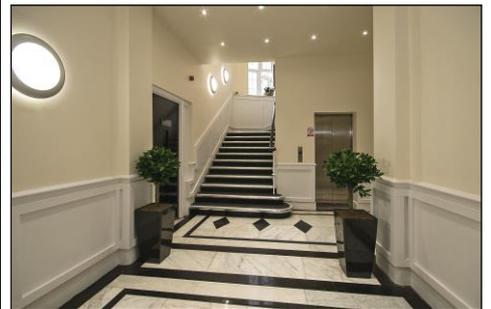


Prudential Buildings 61 St Petersgate Stockport, SK1 1DH

To Let

Rents from £350 per month, plus VAT, inclusive of rent, electricity, heating, buildings insurance, etc.



17, 18.1 & 22.1 sq.m (183, 195 & 238 sq.ft)

Upper floor office suites within an extensively refurbished, high specification period, landmark, town centre building, with optional car parking

- Fibre broadband services included
- Attractive UPVC double glazed window units
- Parquet flooring
- Impressive ground floor entrance foyer with door release intercom system
- Passenger lift serving all floors
- Re-fitted toilets and kitchen facilities
- Suspended ceilings, with integral lighting
- Inclusive rent, plus telecoms charges and Business Rates (100% Small Business Rate relief may apply)
- Optional car parking
- Within a few minutes' walk of Stockport Exchange, and Stockport's mainline rail station
- Within a few minutes' walk of Stockport's prime retail areas and Redrock Leisure Scheme
- Manchester Airport within 15/20 minutes' drive

Location

The office suites form part of Prudential Buildings which is a landmark building in Stockport town centre, adjacent to the attractive public space of St Peters Square, with landscaping, seating and water feature, and is within a few minutes' walk of Stockport Exchange, the Redrock leisure scheme, Stockport's mainline rail station and Stockport's extensive retail centre. Stockport has benefited from substantial investment including improvements to the road network and major developments include the Redrock leisure scheme and Stockport Exchange. Stockport town centre occupiers include The Light Cinema, BSKYB, Holiday Inn Express, Travelodge, Pizza Express, Berretto Lounge, Zizzi, Primark and many others. The M60 motorway is within a few minutes' drive and Manchester Airport is within 15/20 minutes' drive.

(SatNav: SK1 1DH)

Description

The office suites form part of a mainly four storey landmark building in Stockport town centre, with attractive part natural stone and part brickwork elevations and a Kemper flat roofing system. The impressive ground floor entrance foyer, communal areas and office space have been tastefully refurbished, with many original features retained and there are re-fitted toilets and kitchen facilities to each floor.

Ground Floor

Impressive entrance foyer with marble flooring, door release intercom system, broad stairway and lift serving all floors.

First Floor

Suite 1: 22.1 sq.m (238 sq.ft) Rent £450 plus VAT, per month.

Suite 4: 18.1 sq.m (195 sq.ft) Rent £400 plus VAT, per month.

Second Floor

Suite 20: 17 sq.m (183 sq.ft) Rent £350 plus VAT, per month.

Car Parking

There are optional single car parking spaces available in an adjacent car park, if required, at an additional cost of £60 plus VAT, per month, per space, and there are a number of other contract and 'Pay & Display' car parking facilities nearby.



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.

Services

The property has gas fired central heating and there are re-fitted ladies and gents toilets and kitchen facilities to each floor. The kitchens have fridges and microwave ovens.

The office suites have a single telephone handset, which is linked to the door release intercom system. Additional telephone handsets are available at additional cost and charges will be payable to the Landlord in respect of telephone services (details to be confirmed). There is a section of dado trunking in each office to accommodate telephone/data/power services. The building will be alarmed and inaccessible between 22.00 hours and 06.00 hours.



Energy Performance

Energy Performance Asset Rating C. EPC available on request.

Rateable Assessment

Suite 1 - Rateable Value: £1,775.

Business Rates Payable 2021/22: £885.73.

Suite 4 - Rateable Value: (to be reassessed).

Business Rates Payable 2021/22: (to be reassessed).

Suite 20 - Rateable Value: £1,275.

Business Rates Payable 2021/22: £636.23.

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).

Lease Terms

A minimum term of 12 months (the lease will be formed outside the Landlord & Tenant Act 1954).

Rent

The office suites are offered to let at the rent outlined above, inclusive of electricity, heating, buildings insurance, external window cleaning, the cleaning and maintenance of communal parts of the property, external repairs and security. The tenant will be responsible for Business Rates, telecoms charges and for the maintenance of the interior of the office suite. (The Landlord will require a 3 month Rent Deposit and the rent is payable monthly in advance).

Legal Costs

The office suites are to be let on a standard lease agreement and therefore each party's legal costs should be minimal.

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

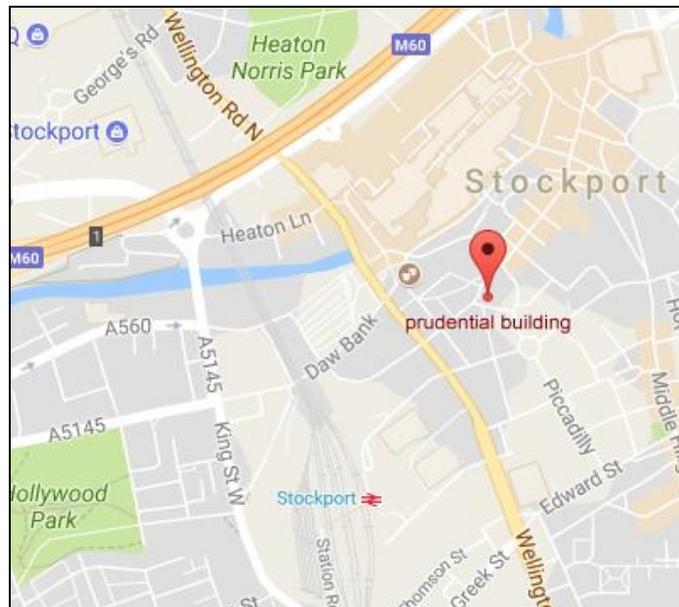
Available following completion of legal formalities and subject to agreement on specific dates between the parties involved.

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 ●

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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