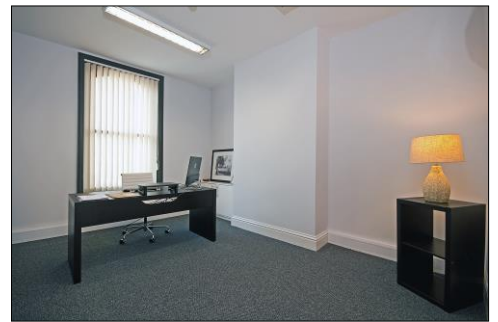


**154/156 Higher Hillgate
Stockport
SK1 3QT**

To Let
£26,500 per annum, exclusive



193.0 sq.m (2,077 sq.ft)

Detached, prominently located, air-conditioned, office building with high specification finishes and car parking

- Air-conditioning/heating
- Good natural light
- Fitted kitchen area
- Ladies, gents and disabled toilets
- Secure car parking to rear for up to 11 cars
- Tasteful internal decorations and floor coverings
- Conveniently located close to the A6 for frequent bus services
- Within walking distance of Stockport's mainline rail station
- Stockport town centre and M60 motorway within 5 minutes' drive

Location

The property is prominently located on Higher Hillgate just south of Stockport town centre, close to the A6 for regular bus services. Stockport's mainline rail station is within walking distance and both Stockport town centre and the M60 motorway are within 5 minutes' drive. Stockport itself has benefited from substantial recent investment, including improvements to the road network and major developments such as Stockport Exchange and the Redrock leisure and retail scheme. Stockport occupiers now include Holiday Inn Express, Travelodge, Primark, Tesco Extra, the Light Cinema and many others. Manchester Airport is within 20 minutes' drive. (SatNav: SK1 3QT)

Description

A two storey office building with brickwork elevations and pitched roof. The offices are finished to a high standard and benefit from good natural light, tasteful internal decoration and floor coverings and many attractive features.

Ground Floor

87.5 sq.m (942 sq.ft) net internal area including reception area, boardroom, general office area and kitchen area.



First Floor

105.4 sq.m (1,135 sq.ft) net internal area, providing a range of offices, waiting/reception area and kitchen area.



Cellar

There is a cellar area which offers potential for storage space (tbc).

Car Parking

To the rear of the property there is a surfaced and gated car parking area capable of accommodating up to 11 cars.



Security

The property is fitted with a security alarm system (details to be confirmed).

Services

Available services include, electricity, water and drainage. The property benefits from networking cabling, air-conditioning/heating installations and a fire alarm system. There are ladies, gents and disabled toilet facilities.

Energy Performance

Energy Performance Asset Rating (tba). EPC available on request.

Rateable Assessment

Rateable Value: £12,500

Business Rates Payable 2021/22: £6,237.50

(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

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

Rent

£26,500 per annum exclusive, including car parking.
(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.

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, 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 ●

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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