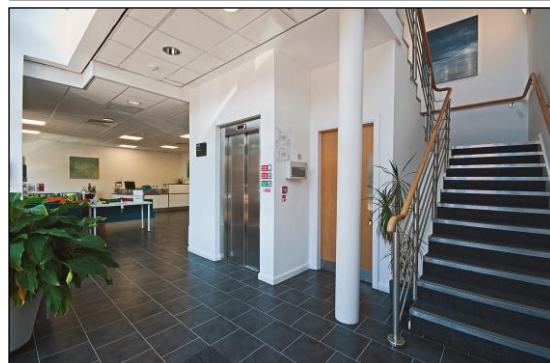
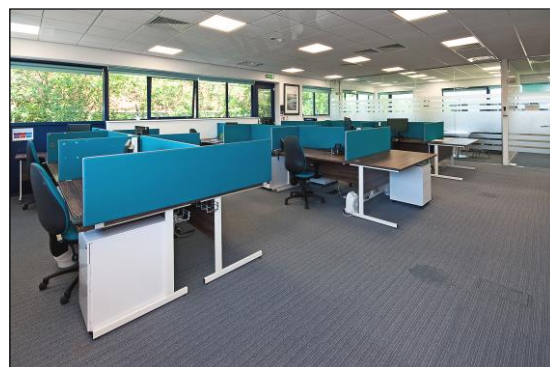


**Unit B2 Hercules Business Park
Bird Hall Lane, Cheadle Heath
Stockport, SK3 0UX**

To Let

**£28,500 per annum exclusive
including 8 car parking spaces**



196.8 sq.m (2,118 sq.ft)

High specification, air-conditioned, first floor office suite, set in an attractive landscaped environment with 8 car parking spaces

- Air-conditioning & double glazing
- Raised floors
- 8 car parking spaces
- Set in an attractive landscaped environment
- Security alarm & fire alarm
- 8 person (630kg) passenger lift
- Suspended ceilings with integral lighting
- M60 motorway within 5 minutes' drive
- Stockport town centre and mainline rail station within 5 minutes' drive
- Manchester Airport within 15 minutes' drive

Location

The property is located within an attractive landscaped environment, just off Bird Hall Lane, which is a very popular business location, being within only a five minutes' drive of junctions 1 and 2 of the M60 motorway and within 5 minutes' drive of Stockport town centre and its mainline rail link. Local amenities are provided in the centres of Cheadle and Cheadle Hulme, both of which are within 5 minutes' drive. Manchester Airport is within 15 minutes' drive. (SatNav: SK3 OUX)

Description

An air-conditioned, first floor office suite within a high specification, two storey, office property with part brickwork and part glazed elevations and a profile metal sheet roof covering. The office suite benefits from double glazed window units, good natural light, raised floors, suspended ceilings with integral lighting, passenger lift, air-conditioning and an impressive shared entranceway.

Ground Floor

Impressive shared reception foyer with passenger lift and broad stairway to the first floor.



First Floor

197.8 sq.m (2,118 sq.ft) net internal area, including a range of general and private office areas, server room and large dining/kitchen area with fitted wall and base units and sink unit.

In addition there is a landing area, toilet area with two wash basins, two WCs and electric hand dryer and a disabled toilet facility with WC, wash basin, electric hand dryer and shower cubicle with electric shower.

Car Parking

There are 8 allocated car parking spaces.

Security

There is a security alarm system (details to be confirmed).

Services

Available services include, electricity, water and drainage. The property is fitted with an air-conditioning installation and fire alarm system. An 8 person (630kg) passenger lift serves the first floor.

Energy Performance

Energy Performance Asset Rating C-61 (to be renewed). EPC available on request.



Rateable Assessment

Rateable Value: £ (to be reassessed as two floors)

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

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

Lease Terms

An effectively full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed excluding the security of tenure provisions of the Landlord & Tenant Act 1954).

Rent

£28,500 per annum exclusive, plus VAT (including 8 car parking spaces).



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.

Note

The tenant will be responsible for a 50% contribution towards the running costs of the property, including gas, electricity, water charges, external repairs, landscaping, the repair and maintenance of common parts of the property, the maintenance of security/fire alarm installations, window cleaning, buildings insurance, estate charges, etc. (details to be confirmed).



Legal Costs

The incoming tenant will be responsible for the Landlord's 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

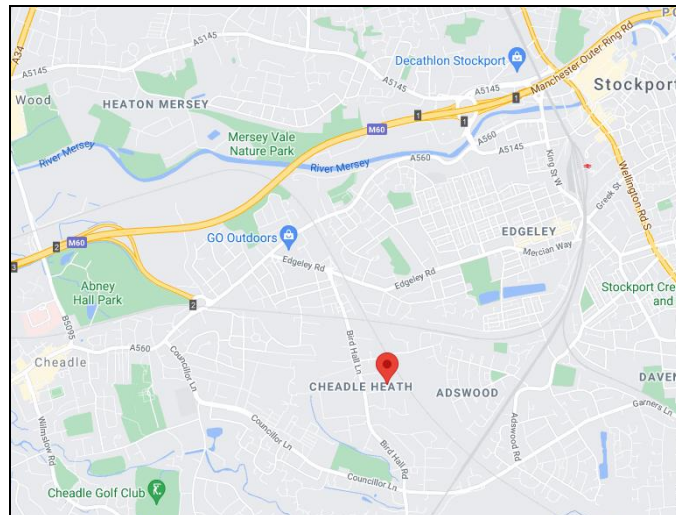
Possession

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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