

Charter House Norbury Street Stockport, SK1 3SH

To Let
£13,500 per annum, exclusive
(including 4 car parking spaces)



143.3 sq.m (1,542 sq.ft)

Mainly first floor, town centre office suite with good natural light and car parking

- Conveniently located in Stockport town centre
- Gas fired central heating
- Part UPVC double glazed window units
- Good natural light
- Car parking for 4 cars
- Within 5 minutes' walk of Stockport's retail centre
- Within 5 minutes' walk of Stockport's mainline rail station and bus station
- Within a few minutes' drive of the M60
- Town centre occupiers include, The Light Cinema, Holiday Inn Express, Tesco Extra, Primark, Pizza Express amongst many others

Location

Charter house is located on the corner of Norbury Street and Lord Street in Stockport town centre, within 5 minute's walk of Stockport's mainline rail station, bus station, Merseyway Shopping Centre and Stockport Old Town. Stockport 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. The M60 motorway is within a few minutes' drive and Manchester Airport is within 15 minutes' drive.

(SatNav: SK1 3SH)

Description

First floor and part second floor offices within a mainly two storey office building, with part rendered elevations and a pitched tiled roof. The offices have gas fired central heating, part UPVC double glazed window units and good natural light.

Ground Floor

Communal entrance foyer with stairs to the first floor.



First Floor

119 sq.m (1,281 sq.ft) net internal area, including office 1, office 2, office 3, refitted kitchen with wall and base units and sink unit, server room, office 4 and general office 5. In addition there are ladies and gents toilets.

Second Floor

24.2 sq.m (261 sq.ft) net internal area, including meeting room/office 6 with roof lights.



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.

Car Parking

The tenant will have the right to park 4 cars within the adjoining car park.

Services

Available services include, gas, electricity, water and drainage. The premises have an independent gas fired central heating installation and separately metered gas and electricity supplies. The tenant will be responsible for water charges at the property (details to be confirmed).



Energy Performance

Energy Performance Asset Rating D-89. EPC available on request.

Rateable Assessment

Rateable Value: £11,500

Business Rates Payable 2022/23: £5,738.50

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.

Rent

£13,500 per annum, exclusive (£8.75 sq.ft 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.

Note

The tenant will be responsible for a proportional contribution towards the cost of the repair and maintenance of common parts of the property, water rates, buildings insurance, etc.

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.

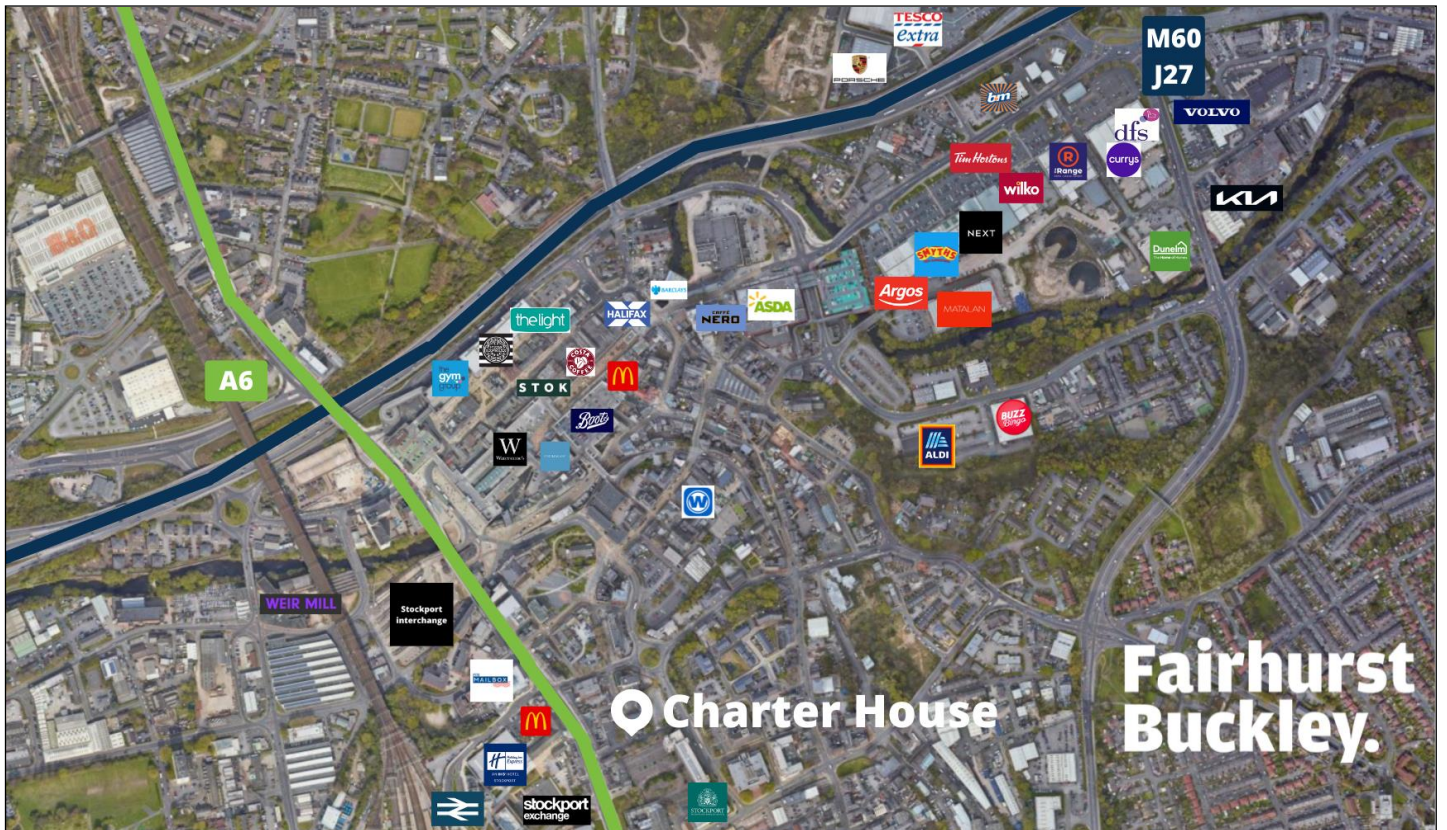
Location Maps



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