



TO LET : 1,552 sq.ft. (144.2 sq.m.) MODERN FIRST FLOOR OFFICE SUITE WITH THE BENEFIT OF 12 PRIVATE ON SITE PARKING SPACES AND OPTIONAL SEPARATE BOARDROOM

Low rateable value - 100% small business rate relief available

**Suite 4 Carrwood House
Shaw Heath
Stockport SK2 6QH**





LOCATION:

From Mersey Square in the centre of Stockport travel toward Hazel Grove along Wellington Road South (A6). After approximately 0.5 miles, turn right at the traffic light junction onto Longshut Lane West and then left at the next traffic lights onto Shaw Heath. The property is situated after a short distance on the left hand side, set back from the roadside, approximately one mile due south of Stockport town centre.

Stockport Train Station - 0.5 miles
M60, Junction 1 - 1.0 miles
Stockport Exchange - 0.5 miles
Manchester city centre - 6.5 miles
Manchester Airport - 9.0 miles

DESCRIPTION/ CONSTRUCTION:

Carrwood House is a three storey office building of concrete frame construction with brickwork and expansively glazed elevations beneath a flat asphalt covered roof. Internally, the accommodation has been extensively refurbished and features carpet tile flooring, perimeter electrical trunking, uPVC double glazed windows, acoustic tile suspended ceilings with CAT II fluorescent lighting and gas fired radiator heating throughout. The premises feature a modern fitted kitchen, ladies and gent toilet and shower facilities, and the exclusive use of 12 allocated on site parking spaces.

PROPERTY DETAILS

Accommodation	Suite 4 : 1,552 sq.ft. (144.2 sq.m.) Comprising an attractively appointed reception area leading onto open plan offices to one side, and a cellular office/ meeting room on the other Additionally, Suite 4 can be taken in conjunction with a second floor fully fitted out boardroom of 274 sq ft (25.5 sq m)
Rent	£27,000 per annum, inclusive of service charge contribution covering the repair and maintenance of the property's external parts, cleaning of common areas and communal facilities, property insurance and property management, etc. (not incl. boardroom)
Lease Terms	Available by way of a new lease for a term to be agreed
Parking	12 car parking spaces within private on site grounds
Legal Costs	Each party to be responsible for their own legal/ professional costs
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk It is understood, however, that the premises have a Rateable Value of £10,500

CONTACT US

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IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective tenant obtains professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the web site: www.bpf.org.uk

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