

Second Floor 65-81 St Petersgate Stockport, SK1 1DS

To Let

£17,500 per annum exclusive



178.7 sq.m (1,924 sq.ft)

**Second floor office suite within a centrally located
Landmark building, with passenger lift and car
parking.**

- Part suspended ceilings with integral lighting
- Central heating
- Passenger lift
- Many attractive features
- Facing St Peter's Square, which adjoins BSKyB's offices
- A short walk from Stockport's mainline rail station, bus station and prime retail areas
- Major town centre investment including Stockport Exchange and Redrock
- Within a few minutes' drive of the M60 motorway
- Within 15/20 minutes' drive of Manchester Airport

Location

The office suite forms part of a landmark building, occupying a prominent location on St Petersgate in Stockport town centre, facing St Peter's Square with landscaped areas, seating and water feature and adjoining BskyB's offices. The premises are within a short walk of Stockport's mainline rail station, which is on the Manchester Piccadilly/London Euston line, the bus station and extensive retail centre, where retailers include Debenhams and Primark. Stockport has benefitted from substantial recent investment, including improvements to the road network and major development schemes such as Stockport Exchange and Redrock and town centre occupiers now include The Light Cinema, Zizzi, Pizza Express, Holiday Inn Express, Travelodge and Berretto Lounge. The M60 motorway is within a few minutes' drive and Manchester Airport is within 15 minutes' drive. (SatNav: SK1 1DS)

Description

A second floor office suite, within a part three storey and part two storey landmark office and showroom building, with ornate stonework and part brickwork elevations. The premises are well appointed and benefit from part suspended ceilings with integral lighting, good natural light, internal decoration and floor coverings. The office suite is accessed via a communal front entrance foyer with double entrance doors, a broad stairway and passenger lift.

Left Hand Suite

178.7 sq.m (1,924 sq.ft) net internal area, including general office, server room, kitchen and private office. In addition there are ladies and gents toilets.

Basement

Basement storage space may be available, if required, at additional cost (to be confirmed).

Car Parking

To the rear there is a large enclosed, car parking area, where 2 spaces are allocated to the suite (included in the rent) and additional spaces are available at a cost of £1,000 plus VAT per annum per space, if required.

Services

Available services include, gas, electricity, water, drainage and the offices are centrally heated.

Energy Performance

Energy Performance Asset Rating E-101. EPC available on request.

Rateable Assessment

Rateable Value: £13,750

Business Rates Payable 2019/20: £6,751.25

NB: You may qualify for 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 full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals. (The lease will be formed outside the Landlord & Tenant Act 1954 – tbc).

Rent

£17,500 per annum exclusive, plus VAT (including 2 car parking spaces).

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Note/Service Charge

The tenant will be responsible for a contribution towards the cost of the repair and maintenance of common parts of the property, buildings insurance, gas, electricity, water rates, etc. (details to be confirmed) and this is presently running at £4,000 per annum exclusive, plus VAT.

Viewings/Further Information

Fairhurst Buckley sales & lettings: 0161 480 3880 7 Acorn Business Park, Heaton Lane, Stockport, SK1 1AS
Email: enquiries@fairhurstbuckley.co.uk
www.fairhurstbuckley.co.uk

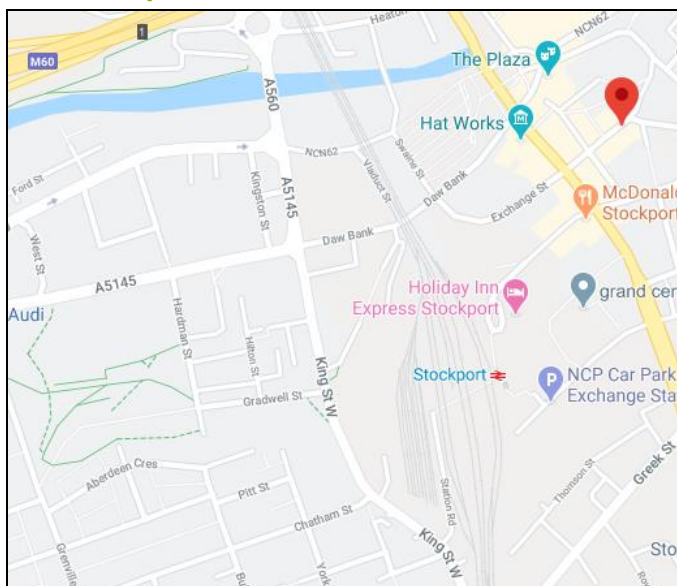
Possession

Available from May 2020, subject to agreement on dates between the parties involved (details to be confirmed).

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



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