

**First Floor, 4A Mill Lane
Hazel Grove
Stockport, SK7 6DS**

To Let
£6,000 per annum, exclusive



47.9 sq.m (516 sq.ft)

Well appointed, self-contained, first floor office suite with independent front ground floor entrance

- Double glazed windows
- Floor coverings/carpeting
- Internal decoration
- Fitted kitchen area
- Good natural light
- Attractive entranceway with broad stairway to first floor reception/waiting area.
- Public car parking to the front
- Nearby occupiers include Tesco Express, ESSO Petrol Filling Station, Spar, Fiveways Public House and Peking Garden Chinese restaurant
- Close to the recently opened Manchester Airport Eastern Link Road
- Conveniently located between the centres of Hazel Grove and Poynton

Location

The premises form part of the Fiveways retail and commercial area, which is on the south side of Hazel Grove at the junction of Macclesfield Road (A523) and Dean Lane (A5143). The location has been enhanced by the recently opened Manchester Airport Eastern Link Road. Nearby occupiers include Tesco Express, ESSO Petrol Filling Station, Spar, Fiveways Public House and Peking Garden Chinese restaurant. Hazel Grove is a popular residential area and is well served by bus and rail services and adjoining residential areas include Bramhall, Poynton and High Lane. Hazel Grove occupiers include Sainsbury's, Asda, M&S Simply Food, MacDonald's, KFC and many others. Motorway access is available in Stockport town centre and at Manchester International Airport, which are both within approximately 15 minutes' drive. (SatNav: SK7 6DS)

Description

The offices form the first floor of a two storey, mid-parade, retail and office property with brickwork elevations and a pitched tiled roof. The premises are self-contained, with an attractive ground floor entrance lobby, broad stairway to the first floor and open reception/waiting area with offices off. The offices have double glazed windows within timber frames, carpeting/floor coverings and surface mounted lighting.

Ground Floor

Attractive entrance lobby with stairs to the first floor.

First Floor

47.9 sq.m (516 sq.ft) including reception/waiting area, office 1, office 2, office 3 and kitchen area with fitted base units, sink unit and working surface. In addition there is a toilet cubicle with a WC.

Car Parking

To the front there is a public car parking area.

Services

Available services include, electricity, water and drainage. The premises are separately metered for electricity and water.

Energy Performance

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

Rateable Assessment

Rateable Value: £3,950

Business Rates Payable 2018/19: £1,896

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

NB: You may qualify for 100% Small Business Rate Relief – please ask for details.

Lease Terms

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

Rent

£6,000 per annum, exclusive.

(The Landlord may require a rental deposit).

Legal Costs

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

Note

The tenant is responsible for a proportional contribution towards the cost of the buildings insurance for the property (details to be confirmed) and the glazed windows.

Viewings/Further Information

Tel: 0161 480 3880 Buckley Commercial, Norbury Chambers, 2-6 Norbury Street, Stockport, Cheshire SK1 3SH

Email: enquiries@buckleycommercial.co.uk

www.buckleycommercial.co.uk

Possession

Available from the end of March 2019 and 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



(PA3186OFF-15/01/19-No.2)

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