

**320 London Road
Hazel Grove
Stockport, SK7 4RF**

To Let
£20,000 per annum, exclusive



134.9 sq.m (1,452 sq.ft)

Very prominently located, two storey office premises with high quality finishes and car parking to the rear

- Prominent location at the 'Rising Sun' junction of the A6 and the A523
- Main road frontage with display windows
- Front and rear entranceways
- Double glazed window units and good natural light
- Gas fired central heating and fire alarm
- Internal decoration and floor coverings
- 4 allocated on-site car parking spaces and extensive free public car parking at Torkington Park opposite
- Within walking distance of Hazel Grove rail station
- Located on the A6 for regular bus services
- Within a few minutes' drive of the new Manchester Airport Eastern Link Road
- Within 15 minutes' drive of Manchester International Airport
- Within 15/20 minutes' drive of Stockport town centre and the M60 motorway

Location

The premises are very prominently located at the junction of Buxton Road (A6) and Macclesfield Road (A523) just south of Hazel Grove centre, where occupiers include Sainsbury's, Asda, M&S Simply Food, McDonalds, KFC and American Golf. Regular bus services are available on the A6 and Hazel Grove's rail station is within walking distance. The new Manchester Airport Eastern Link Road is within 5 minutes' drive and Manchester International Airport is within 15 minutes' drive. Stockport town centre and the M60 motorway are within 15/20 minutes' drive. (SatNav: SK7 4RF)

Description

Very well appointed, two storey office premises of brick and blockwork construction with part rendered elevations and a pitched slated roof. The premises have been finished to a high standard and benefit from hardwood framed double glazed window units, plastered ceilings with cornices, part glazed double internal doors, surface mounted CAT II style lighting, good natural light, internal decoration and floor coverings.



Ground Floor

63.5 sq.m (683 sq.ft) net) internal area, including rear reception area/foyer, office 1 (rear), office 2 (front), office 3 (front) and kitchen area with fitted wall and base units, sink unit, working surface and tiled floor. In addition there are ladies/gents/disabled toilets.



Note: Buckley Commercial 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 Buckley Commercial has any authority to make representations or give any warranties in relation to this property.



First Floor

71.4 sq.m (769 sq.ft) net internal area, including office 4, office 5, office 6, office 7 and office 8.



Car Parking

There are 4 car parking spaces allocated to the premises in the adjacent car park and there is extensive free public car parking available at Torkington Park, which is just across the road, to the front of the premises.



Security

The premises are fitted with a security alarm system.

Services

Available services include, gas, electricity, water and drainage. The premises are fitted with a gas fired central heating installation, a fire alarm and are network cabled.

Energy Performance

Energy Performance Asset Rating C-71. EPC available on request.

Rateable Assessment

Rateable Value: £8,200

Business Rates Payable 2019/20: £4,026.20

NB: You may qualify for 100% 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.

Rent

£20,000 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 repair and maintenance of common parts of the property (if any), buildings insurance, etc. (details to be confirmed).

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

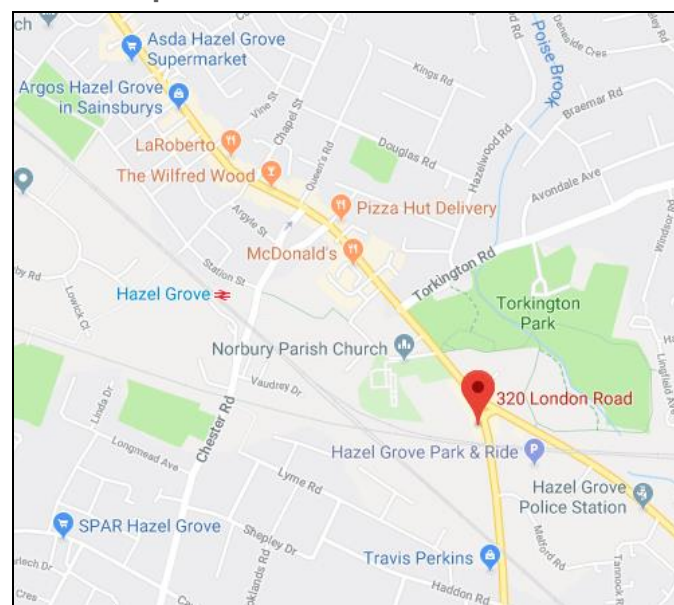
Possession

Available from 31st December 2019 or earlier by negotiation with the outgoing tenant, subject to completion of legal formalities and 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



(PA3215RET- 23/07/19-No.2)

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