



109 Wellington Road South
Stockport
SK1 3TL

To Let
£11,500 per annum, exclusive



107 sq.m (1,152 sq.ft)

Prominently located and well appointed part ground floor and first floor office premises with additional basement area of 45.8 sq.m (493 sq.ft)

- Central heating installation
- Suspended ceilings with integral lighting
- Internal decoration & floor coverings
- Fitted kitchen & ladies and gents toilets
- Network cabled
- UPVC double glazed window units
- Fire alarm & security alarm
- Stockport's mainline rail station 5 minutes' walk
- Stockport town centre and bus station 10 minutes' walk
- M60 motorway within 5 minutes' drive

Location

The premises are located in a well established professional area of the town and are within 5 minutes' walk of Stockport's mainline rail station and within 10 minutes' walk of Stockport's bus station and extensive retail centre, where occupiers include Debenhams, Holiday Inn Express, Pizza Express, The Light Cinema, Zizzi, Travelodge, Sainsbury's and Primark. Stockport has benefited from substantial recent investment including improvements to the road network and major developments, such as Redrock and Stockport Exchange. The M60 motorway is within 5 minutes' drive and Manchester International Airport is within 15/20 minutes' drive. (SatNav: SK1 3TL).

Description

Well appointed, part ground floor and first floor office premises with additional basement areas. The premises benefit from suspended ceilings to most areas with integral lighting, a gas fired central heating installation, UPVC double glazed window units, fitted kitchen area, toilet areas, fire alarm, security alarm, internal decoration, floor coverings and Cat 5 cabling.

Ground Floor

Communal entrance lobby with impressive part glazed entrance door to inner lobby.

40.7 sq.m (438 sq.ft) net internal area, including front office 1, rear office 2 and kitchen area with fitted wall and base units and sink unit.

First Floor

66.3 sq.m (714 sq.ft) net internal area, including office 3, office 4 ('L' shaped), office 5 and office 6. In addition there is a landing area and ladies and gents toilets.

Basement/Cellar

45.8 sq.m (493 sq.ft) gross internal area, providing a number of useful storage areas with good headroom and housing the services meters. (Rights of infrequent access to the services/meters will be reserved in favour of the Landlord and other tenant within the property).

Car Parking

Contract car parking facilities are available nearby at the Masonic Guildhall, as well as short term car parking. Short stay car parking is also available on the adjoining side roads.

Security

The property is fitted with a zoned security alarm system.

Services

Available services include, gas, electricity, water and drainage. The premises have an independent gas fired central heating installation and the property has a fire alarm system. The premises are separately metered for gas and electricity.

Energy Performance

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

Rateable Assessment

Rateable Value: £8,600

Business Rates Payable 2019/20: £4,222.60

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

£11,500 per annum, exclusive (£9.98 per sq.ft).

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 maintenance and upkeep of common parts of the property, external repairs, security alarm, fire alarm, water charges, buildings insurance, etc.

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 21st September 2019, subject to completion of legal formalities and agreement on specific dates between the parties involved.

Important Note

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

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.

Location Map



(PA32210FF-24/07/19-No.1)

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