

Property to Let

With Parking and Secure Gated Compound

4247 sq ft * 395 sq m over 2 floors



Orchard House, Hempshaw Lane, Stockport

Ground Floor - 2317 sq ft * 215 sq m * First Floor - 1930 sq ft * 180 sq m
Space suitable for offices, warehousing, workshop and trade counter

Location

Prominent position at the crossroads of St Mary's Way and Higher Hillgate, giving easy access to the M60 & M56 Motorways, Stockport Town Centre, Manchester City Centre as well as Manchester Airport and the rail network.

Description:

Modern detached brick built unit with reception area to the front and a roller shuttered access at the rear of the building.

Ground Floor comprising:

Reception, Office, Ladies and Gents toilets, Kitchenette and two open plan warehouse/ workshop areas.

First Floor comprising:

Divided into 2 sections

Services:

Mains electricity, gas, water & drainage, alarm.

Rating Assessment

Current Rateable Value 2017-18—£18,000

General Rates Payable 2017-18—£8,388.00

Possession:

Full vacant possession on completion of lease.

Planning:

Interested parties will be responsible for obtaining any planning consent required.

Lease Terms:

Will be let on a new Full Repairing & Insuring Lease for a minimum term of 5 years with a provision for upward only rent reviews at 5 yearly intervals. The tenant will be responsible for the Landlord's legal costs in this respect.

Rental:

£49,000 per annum exclusive of Rates payable quarterly in advance.

Value Added Tax:

All prices, rentals, outgoings and costs are exclusive of but maybe liable to VAT at the on going rate

Viewing:

Please call—0161 480 2010—we will be happy to show you around.

SUBJECT TO CONTRACT & LEASE