

TO LET

FIRST FLOOR OFFICES
WITH OWN FRONT DOOR
1,606FT²



- Available Immediately •
- Town Centre Location •
 - Flexible Terms •
- Rent £100 per Week •

**40A ST PETERSGATE,
STOCKPORT SK1 1HL**

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The property is located on the north side of St Petersgate close to the junction with North Place in the heart of Stockport Town Centre. Stockport is 7 miles south east of Manchester City Centre and all of the usual town centre facilities are readily available. Junction 7 of the M60 Manchester Orbital Motorway is just a short drive away.

DESCRIPTION

The property comprises a self contained first floor office suite with its own front door. The suite is fitted out to a reasonable standard throughout and has recently been recarpeted and redecorated. The property was last used as a recruitment firm and would suit a variety of professional office users.

ACCOMMODATION

	M2	FT2
Ground Floor		
Entrance Lobby	(Not measured)	
First Floor		
Office Room 1	31	332
Office Room 2	16	175
Office Room 3	11	122
Office Room 4	26	279
Office Room 5	16	176
Office Room 6	14	146
Office Room 7	14	145
Kitchen	5	57
Server Room	2	23
Reception	14	151
WCs (x 2)	(Not measured)	
TOTAL	149	1,606

TERMS

The property is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rental of £5,200 per annum (£100 per week).

BUSINESS RATES

The property is assessed for rating purposes at RV £8,900 (2010 rating list). Small Business Rte s Relief is likely available. Please contact Stockport MBC Business Rates Team for further info.



VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



CALL: 0161 244 8640
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