

PARTICULARS

26 KING STREET MANCHESTER M2 6AY

**Edwards & Co**

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**TO LET (MAY SELL)**

**MODERN SELF-CONTAINED OFFICE  
BUILDING WITH ON-SITE CAR PARKING**

**3,201 SQ.FT. (297.38 SQ.M.)**



**UNIT A8**

**THE EMBANKMENT BUSINESS PARK**

**HEATON MERSEY**

**STOCKPORT**

Misrepresentation Act 1967. Unfair Contract Terms Act 1977. The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property.

**LOCATION:**

The Embankment Business Park is now a well established development comprising a series of modern two storey office buildings with on-site car parking. The development is equidistant between junctions 1 and 2 of the M60 motorway, close to the centre of Heaton Mersey and Parris Wood Leisure Scheme.

**DESCRIPTION:**

The property comprises a semi-detached two-storey office building providing high quality DDA compliant office accommodation. The principal specification includes:-

- Comfort cooling.
- Full access raised floors
- Suspended ceiling
- Carpeting and kitchen facilities on each floor
- Gas-fired central heating
- Double glazed aluminium windows
- Male and female toilets on each floor
- Twelve designated on-site car spaces
- Comprehensive on-site CCTV security systems

**ACCOMMODATION:**

The accommodation comprises a floor area of approximately 3,201 sq.ft. (297.38 sq.m.) and is arranged to incorporate a principally large open plan office area and kitchen provision on both floors.

**CAR PARKING:**

Car parking for twelve vehicles is provided to the front and side of the property.

**LEASE TERMS:**

The accommodation is to be made available by way of a new lease on terms to be agreed.

**RENTAL:**

£52,800 per annum.

**RATES:**

The ingoing tenant will be responsible for the business rate charges levied on the demise.

**ESTATE CHARGE:**

The ingoing tenant will be responsible for the payment of an estate charge to cover the proportionate cost for the general maintenance, together with upkeep of the common and landscaped areas.

**VIEWING:**

Strictly by prior appointment with the sole agents, Edwards & Company – 0161 833 9991.

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