



OFFICE OPPORTUNITY

Suites from – 529 – 4,145 sq ft*

Property Description

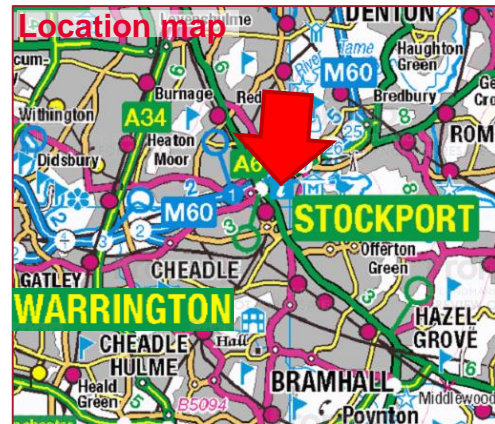
The property comprises a modern nine storey office which has which has recently undergone a refurbishment. The property benefits from the following specification including;

- Suspended ceiling incorporating LED lighting
- Open plan offices
- DDA compliant
- Communal kitchenette
- 2 passenger lifts
- On site parking
- On site building manager
- Transport for Greater Manchester Cycle Hub available

Distances

Mersey Way Shopping Centre	0.2 Miles
Stockport train station	0.6 Miles
Junction 27 M60 Motorway	0.7 Miles
Manchester City Centre	6.4 Miles

*Measured on a NIA basis in accordance with the RICS Property Measurement 2018 2nd Edition



For more information, please contact:

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1 Marsden Street
Manchester
M2 1HW

June 2018

cushmanwakefield.co.uk

Internal Photos


Location: Located in Stockport town centre, the property's location benefits from excellent amenity only being a short walk from Mersey Way Shopping Centre. Argos, Asda, Waterstones, Sainsbury's, Costa Coffee, Debenhams, and WHSmith amongst others are at the Shopping Centre.

The properties location offers a short walk to Stockport train station which provides regular links to Manchester city centre (trains every 4-7 minutes), Warrington, Manchester airport, and further afield.

The ease of access to the M60 Motorway located within the immediate vicinity, offering excellent motorway links.

Rent: Available at a rent of £10.00 per sq ft.

Rateable Value: Available on Request.

Tenure: Available to lease.

Energy Performance Rating: C-67.

Legal Costs: Each party will be responsible for their own legal costs in connection with the transaction.

Viewings: Strictly by appointment only.

Availability

1 st Floor	1,135 Sq Ft
3 rd Floor	1,248 Sq Ft
3 rd Floor	529 Sq Ft
3 rd Floor	2,368 Sq Ft

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