



Unit 5 Rhino Court

Bramhall Moore Lane
Hazel Grove
SK7 5BW

**4,053
SQ.FT.**



- Ground Floor Office
- Feature Reception
- Raised Access Floors/LG7 Lighting
- 1 Gig Broadband Capacity
- Open Plan with Kitchen Breakout
- Also Suitable for "E Classes"
- Extensive on Site Parking
- Within 2 Miles of new A6MARR

Location

Rhino Court is a popular Office location due to it's proximity to Hazel Grove, Bramhall and Stockport. The subject property is extremely well positioned just off Bramhall Moore Lane

A6 MARR- 1.8 miles

M60, Junction 1 - 3.6miles

Manchester Airport - 7.3 miles

Stockport Exchange - 3.1 miles

Adjacent occupiers include Adidas, MAN, Nexperia, Stepping Hill Hospital



Description

A 4053 sq.ft. ground floor office. The property which can be summarised as follows:

- Providing an open plan office area together with kitchen break out area
- High Specification including raised access floors, LG7 Lighting, Access Control and CCTV
- Feature Reception including communal toilets and passenger lift
- Access to 1 Gig Broadband
- Within close proximity to Bramhall village and the new A6MARR
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- Parking for 12 cars with further spaces available subject to separate negotiation. Bike Store Facilities also on site

Accommodation

Largely open plan with a dedicated kitchen/ break out area.

Overall 4,053 sq.ft

Services

All mains services available to the property. Electricity, water gas and drainage.

Rateable Value

For information on rateable value please visit www.voa.gov.uk

Rent

£50,662 p.a.

EPC

Available on request.



Terms

On a leasehold basis to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111

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