



TO LET : GIA 3,231 SQ.FT. (300.15 SQ.M.) FIRST FLOOR WORKSHOP/OFFICE PREMISES IN A CENTRAL REDDISH LOCATION WITHIN TWO MILES OF M60 MOTORWAY.

**Unit 15 Hurstfield Business Centre
Hurst Street South Reddish
Stockport SK5 7BB**



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Location

From Mersey Square in the centre of Stockport, travel towards Manchester along the main A6 Wellington Road North. After approximately 1.5 miles, turn right at the traffic light junction at Heaton Moor onto School Lane. Continue across the next set of traffic lights onto Broadstone Hall Road (B5169). After passing Houldsworth Mill on the left, turn first right onto Hurst Street. The Hurstfield Industrial Estate is located at the head of the cul-de-sac on the right. Upon entering the estate, the property is located on the left hand side. The estate has the benefit of extensive parking facilities and is located within two miles of Stockport town centre and the M60 Motorway.

Description

Hurstfield Business Centre was formerly a large industrial complex which was acquired by the present owners who subsequently sub-divided the estate in order to create separate self contained industrial warehouse and office units, along with parking areas.

Unit 15 is located towards the rear of the estate and is a first floor of traditional construction. The unit comprises a workshop, offices and amenity block, with the office areas benefitting from a newly installed gas central heating system. The premises is accessed via an internal staircase from the ground floor.

Property Details

Accommodation	Workshop/storage: 1,209 sq.ft. Workshop bay with clear internal height of 2.91m Office/amenity block: 2,022 sq.ft. overall comprising four offices, kitchenette, w.c., boiler room and common areas.
Lease Terms	Available on a new internally repairing and insuring lease for a term to be agreed.
Rent	£13,000 per annum exclusive
Services	All main services available comprising electricity, gas, water and drainage.
Legal Costs	The prospective tenant will be responsible for the landlords' legal costs incurred in the preparation and finalisation of the new lease including VAT and SDLT. A deposit in respect of the legal charges will be required at the time when solicitors are instructed.
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk We understand the rateable value is currently £11,250 and therefore small business rates relief may be available.

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IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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