



**Unit 03, The Lodge
Pear Industrial Estate,
Lower Bredbury, Stockport**

To Let
**£9,750 per annum exclusive,
(Rent £7.54 per sq.ft)**



120 sq.m (1,292 sq.ft)

Well appointed, ground floor, self-contained, office premises with on-site car parking. Occupiers within the complex include Adidas, Swift Motorhomes, Awesome Walls Climbing Centre and Run of the Mill Children's Play Centre

- Very conveniently located just a few minutes' drive from junction 27 of the M60 and Stockport town centre
- Located at the entrance to the estate
- Suspended ceiling with integral lighting
- Car parking adjacent to the premises
- Good natural light
- Gas fired central heating
- 24 hour manned on-site security
- Independent kitchen/toilet facilities
- 50Mb High speed internet connection available

Location

The estate is very conveniently located, being within a few minutes' drive of junction 27 of the M60 Motorway and Stockport town centre, which benefits from a mainline rail link (on the Manchester Piccadilly to London Euston line) and extensive retail centre, where retailers include Debenhams, Sainsbury's, Primark, Tesco, Holiday Inn and Travelodge, amongst many others. Manchester International Airport is within 20 minutes' drive. (SatNav: SK6 2BP).

Description

The office premises form part of the lodge, at the entrance to the Pear Industrial Estate complex, which is a substantial brick built building with attractive features. The estate, service roads and grounds are well maintained and the space itself, has a suspended ceiling with integral lighting, attractive features, good natural light and window blinds.

Unit 03, The Lodge

120 sq.m (1,292 sq.ft) net internal area, including entrance lobby, general office area and kitchen/staff areas with sink, base units and working surface. In addition there is a toilet area.

Car Parking/Access

The Pear Industrial Estate complex benefits from extensive on-site car parking and there are 3 allocated car parking spaces in front of the premises with additional communal car parking within the estate.

Security

The Pear Industrial Estate complex benefits from 24 hour manned security, CCTV (details to be confirmed).

Internet Connection

50Mb high speed internet connection available from £38.00 plus VAT per month per connection (details to be confirmed).

Services

Available services include, sub-metered gas, electricity, water and drainage. The premises have a gas fired central heating installation.

Energy Performance

Energy Performance Asset Rating (tbc). EPC available on request.

Rateable Assessment

Rateable Value: £5,500.

Business Rates Payable 2018/19: £2,640.

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

NB: You may qualify for 100% Small Business Rate Relief - please ask for details.

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Lease Terms

A full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals.

(The Landlord requires a 3 months' rent deposit, which will be held by the Landlord for the duration of the lease term).

Rent

£9,750 per annum exclusive (£7.54 per sq.ft), plus VAT.

Legal Costs

The incoming tenant will be responsible for the Landlord's reasonable legal costs incurred in the transaction.

Service Charge

The Landlord levies additional charges for the repair and maintenance of common parts of the estate, security, cleaning of common parts, sprinkler system, lift maintenance, etc. (presently running at 74p plus VAT per square foot occupied), plus buildings insurance and sub-metered electricity, gas and water (to be confirmed).

Viewings/Further Information

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www.buckleycommercial.co.uk

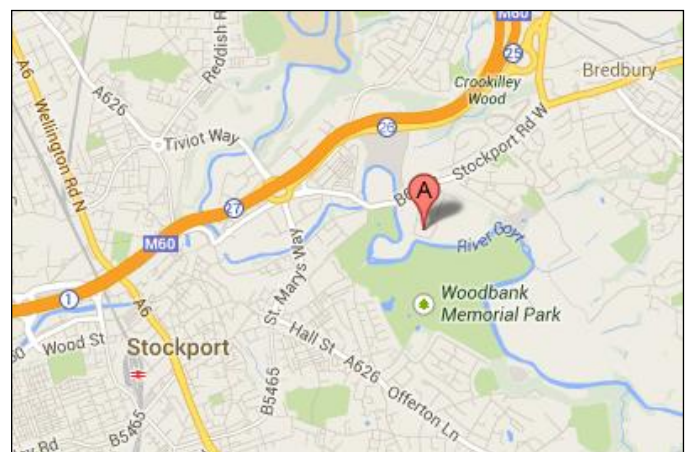
Possession

Available from November 2018 or earlier, subject to agreement with the outgoing tenant, and completion of legal formalities (to be confirmed).

Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

Location Map



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