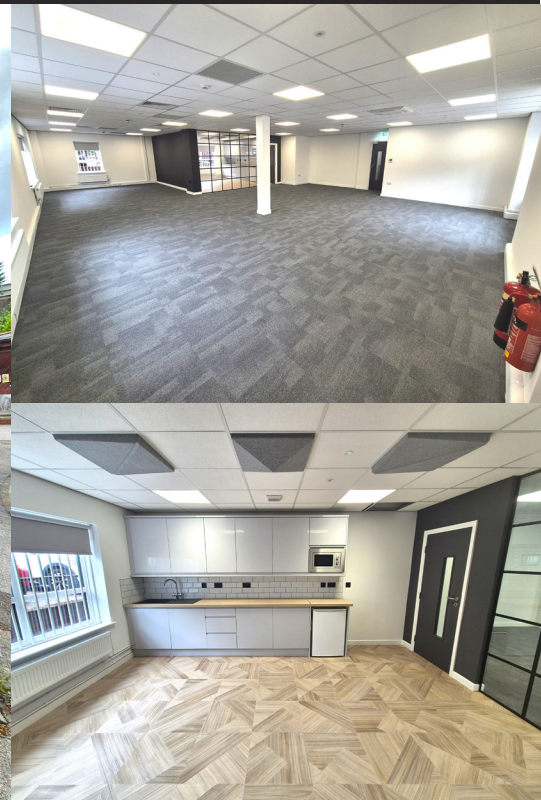
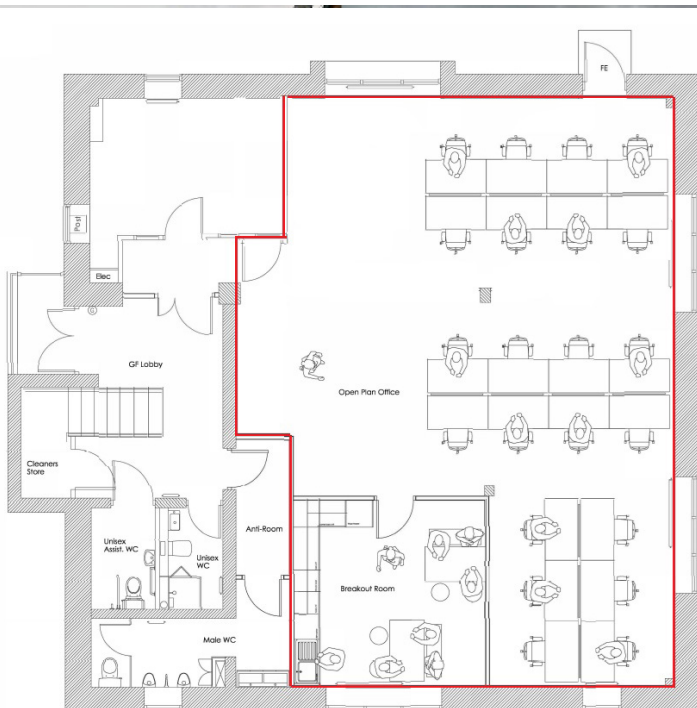




Ground floor

6 Acorn Business Park
Heaton Lane
Stockport, SK4 1AS

**1,365
SQ.FT**



- Fully refurbished flexible ground floor office
- Ground floor office with private car parking
- Private kitchen facilities, communal toilets
- Upgraded & new toilet & shower facilities
- Benefiting from 4 private car parking spaces
- Town centre Acorn Business Park location
- A short drive to J1 of the M60 Motorway
- Flexible 12-18 month Lease available

Location

The property is located on Acorn Business Park just off Heaton Lane and a short drive to J1 of the M60 Motorway and Wellington Road North (A6). Stockport town centre is short walk from the property.

- J1 M60: 0.3 miles.
- A6: 0.3 miles.
- Stockport train station: 0.7 miles.



Description/Accommodation

The property provides fully refurbished ground floor office accommodation forming part of a two storey office with the benefit of 4 private dedicated car parking spaces forming part of the Stockport town centre Acorn Business Park. Additional visitor car parking is available to the rear of the business park.

The ground floor provides 1,365 Sq.ft of mixed open plan office accommodation with capacity for up to 24 desks and with access to a newly built kitchen/break out space. There is an option to hire out the private 8 person meeting room with TV & datapoints on the ground floor on a free of charge basis subject to fair usage. The 4 car parking spaces are included within the annual rent.

Ground floor: 1,365 Sq.ft overall:-

Main office including kitchen: 33'4" x 44'3" including kitchen/breakout space.

The office benefits from 24 double plug sockets and data points and communal Wifi.

Desks and chairs can be provided by the Landlord subject to additional costs.

Rateable Value

Rateable Value: £44,000 - whole building.
Small Business Rates Multiplier 2025/26: 49.9p.
Tenant to contribute approx £10,000 towards rates.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms/Tenure

Available on a new Lease for a flexible term of 12- 18 months.

Rent/VAT

£22,500 per annum exclusive.

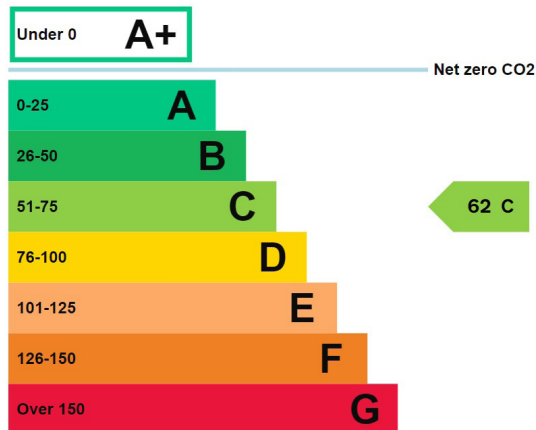
Car Parking

4 car parking spaces will be included within the rent.

Service Charge

Service Charge Charge: £3,150 current year - 45% split payable.

EPC Rating



Utilities

The Tenant will contribute 45% towards utilities, internet and cleaning - Estimated at £10,500 per annum.

Building Insurance

The building insurance for the year 25/6/23 to 25/6/24 is £1,095. Tenant to pay 45% of annual premium.

Legal Costs

The Tenant will be responsible for the payment of Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MAY 2024.