



Strata House

25 King Street West
Stockport
SK3 0DT

**3,375
SQ.FT.**



- Two Storey HQ Office
- Prominent with Main Road Frontage
- Air Conditioning
- Rear Yard with Ability to Extend
- Full Height Glazed Partioning
- Also Suitable for "E Classes"
- Extensive on Site Parking
- Within 0.6m of the M60

Location

Strata House is extremely prominently located with direct frontage onto King Street in Stockport. Centrally positioned within a few minutes walk from Stockport Train Station and the new Stockport Bus Interchange

M60 Junction 1 - 0.6 miles

Manchester Airport - 6 miles

Stockport Exchange - 0.2 miles



Description

An Extremely Prominent 3,375 sq.ft. HQ Office. The property which can be summarised as follows:

- Providing a mix of open plan offices, meeting rooms, private offices & break out areas
- High Specification including Air conditioning, Recessed Lighting, Access Control, DDA, Double Glazing
- Full Height glazed partitioning to meeting rooms and private office areas
- All mains services available on site including Gas, Electricity, Water and Drainage
- Within very close proximity to M60 providing direct access to the regional motorway networks
- Excellent public transport links located directly adjacent to the Train Station and the new Bus Interchange
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- Parking for 12 cars together with rear yard with ability to extend office accommodation

Accommodation

Ground Floor: 1,694 sq.ft.
First Floor: 1,680 sq.ft.
TOTAL: 3,375 sq.ft.

Services

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

Rateable Value

£41,750

Rent

£50,000 p.a.

EPC

Available on request



Terms

On a leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE - 0161 850 1111
Michael Blackshaw - 07792201467

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