MBRE

OFFICE
TO LET



Meridian House
Bramhall Tech Park
Hazel Grove
SK7 5BW

255 SQ.FT.

TO

2010 SQ.FT.



- First Floor Office
- Feature Reception
- Suites from 255 sq.ft - 2010 sq.ft
- Air Conditioned
- Passenger Lift
- Also Suitable for “E Classes”
- Extensive on Site Parking
- Within 2 Miles of new A6MARR

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Location

Bramhall Moor Technology Park is a popular Office, Techonology, Leisure and Trade location due to it's proximity to Hazel Grove, Bramhall and Stockport. The subject property is extremely well positioned just off Pepper Road

A6 MARR- 1.8 miles
M60, Junction 1 - 3.6miles
Manchester Airport - 7.3 miles
Stockport Exchange - 3.1 miles

Adjacent occupiers include Adidas, Martin McColl, Mastercall & O'Neill Patient







Description

A first floor office from 255sq.ft. - 2010sq.ft. The property which can be summarised as follows:

- Providing a mix of open plan, 2 x private office areas and a boardroom
- High Specification including raised access floors, air conditioning and part full height glazed partitions
- Feature Reception including communal toilets and passenger lift
- Access Control and Security Alarm
- 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"
- Extensive on site parking on a fully fence gated and secure site

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Accommodation

Option 1	255 sq.ft
Option 2	653 sq.ft
Option 3	2,010 sq.ft



Services

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

Rateable Value

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

Terms

On a leasehold basis to be agreed

Rent

Rent on Application

VAT

All figures are quoted exclusive of but maybe subject to VAT

EPC

Available on request.

Viewing

Contact Sole Agents MBRE - 0161 850 1111
Michael Blackshaw mb@mbre.space 07792201467

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Regent House | Stockport | SK4 1BS
mb@mbre.space | www.mbre.space | 0161 850 1111