

# Stockport

Unit 22, Hillgate Business  
Centre, SK1

\*\*\*LOW COST\*\*\* 990 Sq.ft First  
floor Workshop/Storage Unit



## Summary

**Demise** 1 Floor

**Size** 990 sq ft (91.97 sq m)

**Rent** £8,500 per annum

**Rates Payable** £3.81 per sq ft

**Viewing** strictly by prior appointment with MBRE

## Summary

<b>Available Size</b>	990 sq ft
<b>Rent</b>	£8,500 per annum
<b>Rates Payable</b>	£3.81 per sq ft
<b>Rateable Value</b>	£5,200
<b>EPC Rating</b>	Upon enquiry

## Key Features

- Storage/Workshop/Studio Unit
- Town Centre Location
- Full height ground floor loading
- Goods lift
- Goods headroom
- Unrestricted local parking
- Rates free to qualifying occupiers

## Description

Contained Studio/Storage/Workshop unit located on the First Floor of Hillgate Business Centre. The unit is serviced by both stairs and goods lifts.

## Location

The studio/workshop space is located to the rear and side elevations of a very well established and popular trade/industrial complex with main road frontage onto Higher Hillgate, Stockport

Key Local occupiers includes Howdens, Screwfix & Sally Salon Services

## Rateable Value

£5,200

## Terms

The property is available on a leasehold basis on a term to be agreed

## Rent

£8,500 per annum exclusive

## VAT

All figures are quoted exclusive of but maybe subject to Value Added Taxation

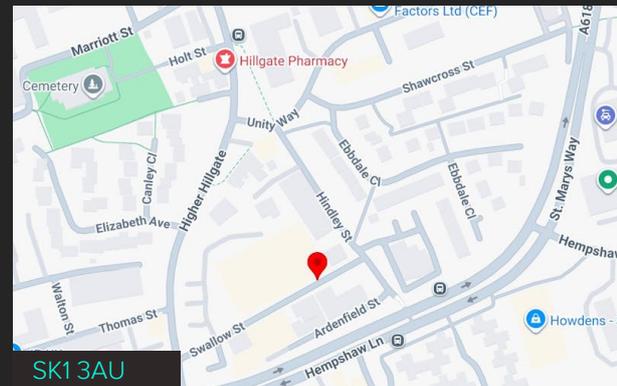
## Legal Costs

A deposit will be required in respect of the legal charges at the time solicitors are instructed

## Viewings

For viewings please contact Michael Blackshaw

0161 850 1111 mb@mbre.space



## Viewing & Further Information



**Michael Blackshaw**

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