



Brookfield House

Wellington Road South, Stockport, SK2 6NG

*****LOW COST*** Town
Centre located Office Suites.
All Inclusive Rents**

198 to 237 sq ft
(18.39 to 22.02 sq m)

- Three Storey Character Office
- Suites from 120 sq.ft.
- Extremely Prominent
- Recently Refurbished
- On Site Car Parking
- Suitable for B1 & E Classes
- Within 0.5 miles of Train Station
- Within 1 mile of the M60

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Summary

Available Size	198 to 237 sq ft
Rent	£4,000 - £12,700 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A recently refurbished character office. The property can be summarised as follows:

- Of traditional construction with full height brick elevations under a pitched tiled roof.
- Sub-divided into a number of self contained office suites from 160sq.ft. to 577 sq.ft.
- Communal Feature Reception with on site Building Manager
- Recently refurbished including new floor coverings, LED Lighting and powder coated UPVC windows
- On site Parking
- All inclusive rents with free to use meeting room facilities. Excluding Fibre Broadband. Available at £10 pcm
- Suitable for traditional office occupiers and a variety of “E Class” users.

Location

An extremely prominent Character building with direct return frontage onto Wellington Road South and Longshut Lane.

Stockport Train Station - 0.5 miles

Redrock - 1 mile

M60 - 1 mile

Adjacent occupiers include Vitality, Screwfix, Kutchenhaus.

Terms

On a leasehold basis with a minimum term of 2 years.
One month rent deposit to be held for the term.

Accommodation

- LG3 - 198 sq.ft. - £3000 per annum
- Suite 25 – 237 sq.ft. - £5600 per annum
- Suite 26 – 215 sq.ft. - £4900 per annum

All rents inclusive excluding water, comms & rates.

EPC

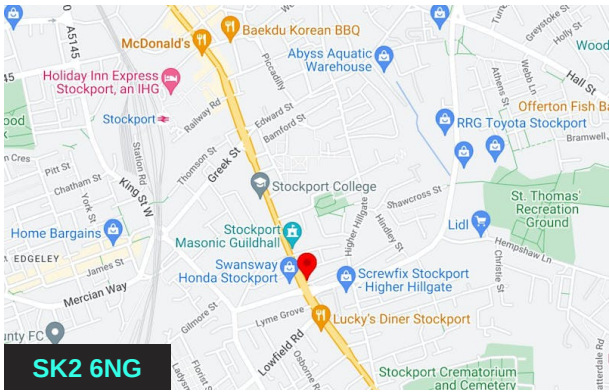
Available on request.

Rateable Value

For information business rates please visit www.voa.gov.uk

VAT

All figures are quoted exclusive of but are subject to VAT.



Viewing & Further Information



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