

Stockport

C1 & C2 Hercules Park, SK3

INVESTMENT SALE

11,754 sqft Two Storey Self
Contained office producing
£143,500 per annum



Summary

Demise 1 Floor

Size 11,754 sq ft (1,091.98 sq m)

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	11,754 sq ft
Price	£1,600,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Two Storey Self Contained Office Investment
- Producing £143,500 p.a.
- AWULT 7.5 years
- Net Initial Yield 8.47%
- Raised Access Floors
- Air Conditioning
- Passenger Lifts
- Open Plan with Kitchen Breakout
- 30 spaces including EV Parking
- Within 1.7m of the M60

Description

11,754 sqft Two Storey Self Contained Office Investment. The property which can be summarised as follows:

- Let on a floor by floor basis producing £143,500 p.a. income with an average unexpired term of 7.5 years
- Located within strong office rental market
- Providing predominantly open plan office space with a mix of meeting rooms, private offices & break out areas
- High Specification including Air conditioning, Access Control, Raised Floors, DDA, Double Glazing
- Feature Reception areas including toilets and 630kg passenger lifts
- Within close proximity to M56 & M60 providing direct access to the regional motorway networks
- Investment Profile. Tenanted by a tech and Workwear occupier
- Parking for 15 cars for each unit or 30 as a whole with 2 EV parking spaces. Bike Store Facilities also on site

Location

Hercules Park is prominently located on Bird Hall Lane in Cheadle. The area is an established commercial location popular with Trade, distribution, technology and office occupiers due to it's proximity to Cheadle Hulme Bramhall and Stockport.

- M60 Junction 1 - 1.7 miles
- Manchester Airport - 5 miles
- Stockport Exchange - 2 miles

Local occupiers include APS Group, Morrisons, Thales UK.

Terms

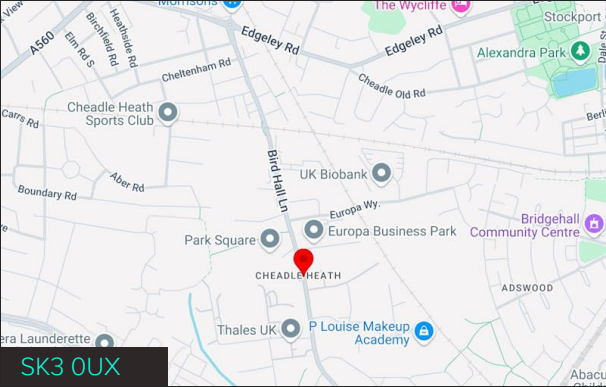
Freehold

Accommodation

11,754 sq.ft

Services

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



Viewing & Further Information



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Rateable Value

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

Income/Price

Producing - £143,500 per annum

From - £1,600,000 subject to contract.

EPC

Available on request.

VAT

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