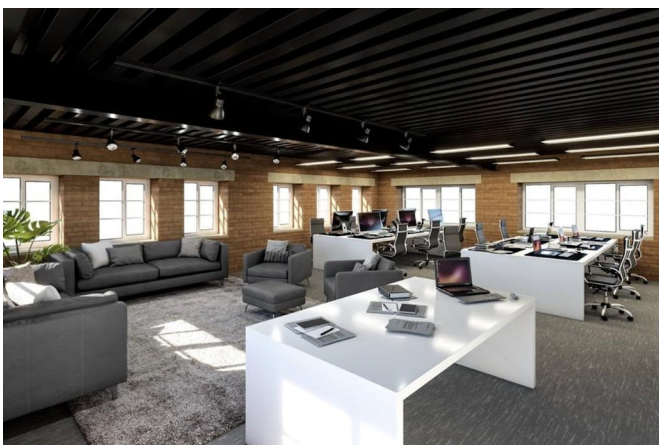


Stockport

The Tannery, SK1

RENT FREE TO QUALIFYING OCCUPIERS CAT A+ Serviced Office/desks to Lease In The Tannery, By Colony, Stockport.



Summary

Demise 1 Floor

Size 50 to 3,000 sq ft (4.65 to 278.71 sq m)

Rent £700 - £3,500 per month

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	50 to 3,000 sq ft
Rent	£700 - £3,500 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Fully refurbished Grade A serviced offices
- Providing large/small private offices and desks
- All inclusive rental packages with flexible terms
- Providing up to 1,000 MB/s wireless Internet
- Private IP addresses per office with firewall
- On site parking available for large office suites
- Communal kitchen/break out area for Tenants
- Boardroom/Hide lounge available upon request

Description

The Tannery by Colony provides a mix of comfortable large serviced offices, small private offices and dedicated desk spaces. The large offices along with desk spaces are available to let on minimum 12 month licence agreements and small offices are available to let on minimum 6 month licence agreements.

Car parking is provided for large offices with the potential for Tenants with small offices to rent spaces for £100 pcm.

Each serviced office is provided with its own private IP address incorporating a managed firewall.

The building benefits from up to 1,000 MB/s wireless internet connection with the option for Tenants to purchase additional capacity as required to suit specific needs.

The first floor benefits from a communal kitchen and The Hide lounge area which provides break out seating areas for use by all Tenants.

Tenants are able to rent out The Hide for private events or The Side for meeting space on a half day or full day basis.

- Suite 3 - £1950 pcm
- Suite 102 FF - £950 pcm
- Sector 6 - £1750 pcm

Location

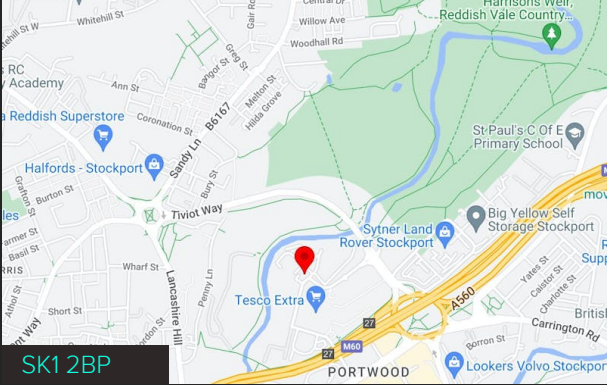
The Tannery by Colony is located in the former J Kershaw & Co Tannery located on Water Street close to Tesco Extra, Porsche, Meadow Mill Industrial Estate and the new 200 apartment Meadow Mill residential scheme.

- M60: 0.3 miles.
- Stockport: 0.5 miles.
- Stockport Train Station: 7 minute drive.

Terms/Rent/VAT

Private offices:
Various From: £700 pcm plus VAT

- Large office suites - Ground Floor
- Suite 1 - £900 pcm
- Suite 2 - 1500 pcm



Viewing & Further Information



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Suite 3 - £1950 pcm

Large office suites - First Floor

Suite 102 - £950 pcm

Suite 104 - £1150 pcm

Large office suites - Second Floor

Suite 201 - £850 pcm

Suite 204 - £950 pcm

Suite 205 - £950 pcm

Suite 206 - £950 pcm

Suite 207 - £3000 pcm

Suite 208 - £950 pcm

Suite 209 - £1750 pcm

The Hide - First floor:

Half day rental: £500 plus VAT.

Full day: £995 plus VAT.

The Hide & Side meeting room - First floor:

Half day rental: £1,200 plus VAT.

Full day rental: £1,350 plus VAT.

Business Rates

Tenants to satisfy themselves in relation to Business Rates liabilities with SMBC: 0161 474 5188.

Costs

The all inclusive rent includes contributions towards utilities, buildings insurance and service charge costs.

Car Parking

On site parking is provided for large office Tenants.

Small office Tenants may rent spaces for £100 pcm*.

Legal Costs

The Landlord will issue licence agreements in-house with no applicable legal costs payable.

