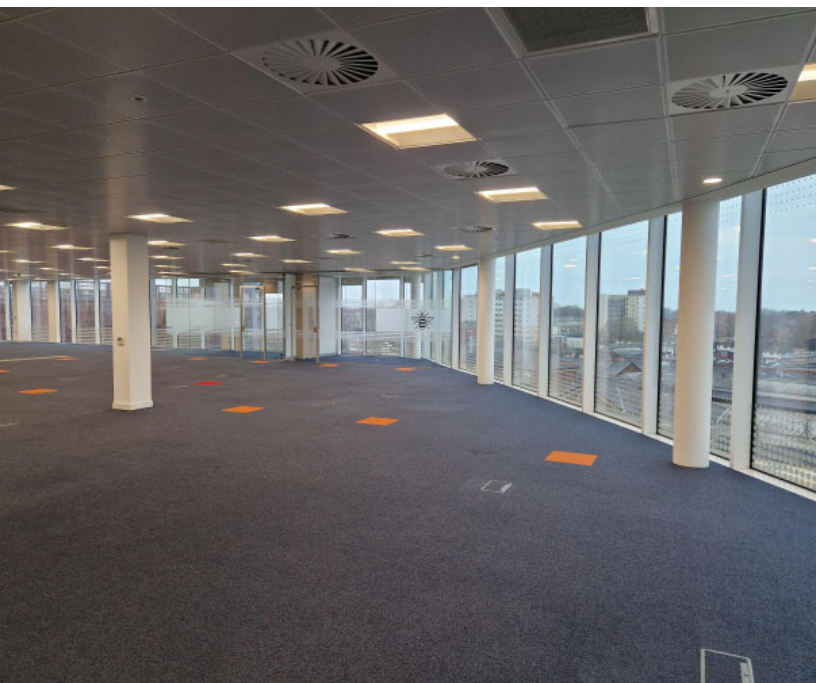




1 Stockport Exchange

11 Railway Road
Stockport
SK1 3SW

**10,850
SQ.FT.**



- Grade A Fitted Office
- BREEAM Rating Excellent
- Raised Access Floors / LED Lighting
- Floor to Ceiling Perimeter Windows
- VRF Air Conditioning
- Bicycle/Shower Facilities
- On Site Car Parking
- Directly adjacent Stockport Station

Location

The first phase of an award winning scheme located in a landmark position directly adjacent to Stockport Train Station. The property also benefits from being within very close proximity to the new bus interchange

By Train

- London: 2 hours.
- Manchester City Centre: 8 mins.
- Manchester Airport: 15 mins.

By Car

- Manchester City Centre: 20 mins.
- M60: 5 mins



Description

A recently refurbished 10,856 sq.ft self contained Office. The property can be summarised as follows:

- Part of the first phase of a £150m award winning development
- High Specification BREEAM excelent located directly adjacent to Stockport Train Station
- Fitted space providing a mix of open plan offices, private offices, breakout space, kitchen and toilet amenity
- High Specification including air con, 2 x passenger lifts, raised access floors, LED lighting & High speed fibre
- 10 Allocated parking spaces. Additonal parking available
- Within 5 min walk to the new Bus Interchange and within 10 min walk to Stockport Market Place

Accommodation

TOTAL: 10,856 sq.ft.

Services

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

Rateable Value

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

Rent

c. £19.20 psf

EPC

A



Terms

On a leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE - 0161 850 1111
Michael Blackshaw - 07792201467

Misrepresentation Act

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