



Fallowfield House

Discovery Park
Crossley Road
SK4 5DZ

**960 SQ.FT
TO
1920 SQ.FT**



- High Specification New Build Office
- LED Lighting
- Air Conditioning
- Perimeter Trunking
- 6 -12 Car Parking Spaces
- Additional yard available
- 24 hour on site security

Location

A new build two storey office Located at the head of Discovery Park, Stockport.

J1 M60 - 2miles

Manchester City Centre 4.3 miles

Manchester Airport - 8 miles

Stockport Train Station - 2.5 miles

Key local occupiers include Rowlinsons Knitwear, McVities, Aldi, St Johns Ambulance



Description

A 1920 sq.ft. two storey office building. The property can be summarised as follows:

- Of traditional construction with full height brick elevations under a monopitch roof.
- Available on a floor by floor basis or as a whole self contained office building of 1920 sq.ft.
- Each floor circa 960 sq ft overall. Both providing a mix of open plan office, kitchen, store and toilet cubicles.
- Specification includes LED lighting, Air Conditioning, Remote Access Control, Perimeter Trunking
- 6 allocated parking spaces per floor.
- Up to an acre of additional storage/parking land available subject to separate negotiation

Rateable Value

Please visit the www.gov.uk for information on Rateable Value

Terms

The property is available on a leasehold basis with terms to be agreed

Rent

From £11 000 p.a.

Services

The property benefits from three phase electricity and water.

EPC Rating

It is understood that the property has an energy Performance Rating of B



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