

Stockport

Biostat House, Bio-Stat House, SK7

3940 sqft Ground Floor Office located on Bramhall Tech Park, close proximity to Bramhall Village & A6MARR*RENT FREE TO QUALIFYING OCCUPIERS*



Summary

Demise 1 Floor

Size 3,940 to 7,800 sq ft (366.04 to 724.64 sq m)

Rent £12 per sq ft

Rates Payable £5.13 per sq ft

Viewing strictly by prior appointment with MBRE

Summary

Available Size	3,940 to 7,800 sq ft
Rent	£12 per sq ft
Rates Payable	£5.13 per sq ft
Rateable Value	£40,500
EPC Rating	C

Key Features

- Two Storey Self Contained Office
- Available as a whole 7800 sqft or Ground Floor only 3900 sqft
- Air Conditioned
- Remote Access Control
- Glazed Partitioning
- Open Plan Kitchen Breakout
- New CCTV System
- On Site Shower Facilities
- Also Suitable for "E Classes"
- Within 2 Miles of A6MARR
- 22 Car Parking Spaces
- 2 x EV Charging Points

Description

A modern 3940 sqft ground floor office. The property can be summarised as follows:

- Traditional construction with full height brick elevations under a pitched profile roof
- Providing a mix of open plan office space, private office areas, meeting rooms and break out areas
- High Spec Including: Air Conditioning, Remote Access Control and Full Height Glazed Partitioning
- Within close proximity to Bramhall village and the new A6MARR
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- 22 car parking spaces including 2 x EV Charging Spaces

Location

Bramhall Moor Technology Park is a popular industrial, distribution and trade location due to it's proximity to Hazel Grove, Bramhall and Stockport. The subject property is extremely well positioned just off Pepper Road providing ground floor office suitable for office, technology, medical uses

- A6 MARR- 1.8 miles
- M60, Junction 1 - 3.6miles
- Manchester City Centre - 5.5 miles
- Manchester Airport - 7.3 miles
- Stockport Exchange - 3.1 miles

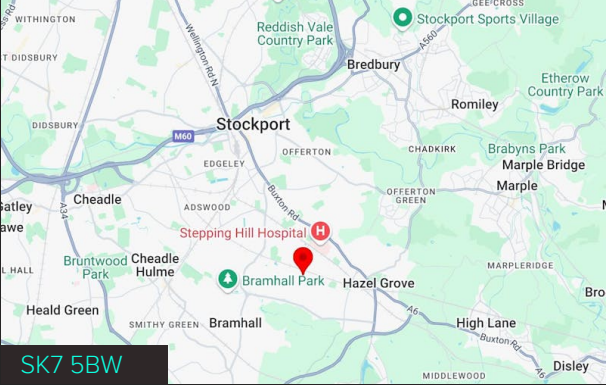
Adjacent occupiers include Adidas, Abbot & Bramwell, Starkey and Mastercall

Viewings

Contact Agents MBRE - 0161 850 1111
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www.mbre.space

Terms

On a leasehold basis with terms to be agreed



Viewing & Further Information



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