

Hazel Grove

1st Floor Electra House,
Pepper road, SK7

A 6500 sqft Office ****NEWLY
REFURBISHED**** to a High Spec
located on Pepper Road within
close proximity to Bramhall
Village and the A6MARR



Summary

Demise 1 Floor

Size 6,500 sq ft (603.87 sq m)

Rent £12.50 per sq ft

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	6,500 sq ft
Rent	£12.50 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- First Floor Office
- Newly Refurbished
- LED Lighting
- Raised Access Floors. Networked & Powered
- Feature Reception
- Biometric Security System
- Fitted Kitchen
- Extensive Parking
- Shower Facilities
- Central Heating System

Description

A modern 6500 sqft first floor office. The property can be summarised as follows:

- Traditional steel frame construction with full height brick elevations under a pitched roof
- Providing open plan office space together with mezzanine, kitchen and toilet amenities
- High Spec Including: LED Lighting, Raised Floors, Biometric Entry & Security System
- 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”
- 20 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, AD Aerospace, Starkey and Mastercall

Viewings

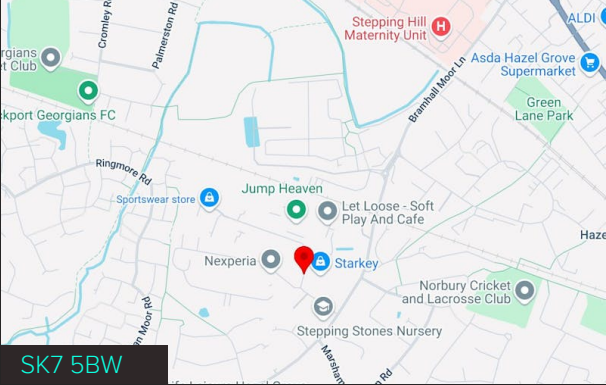
Via sole agents MBRE
For viewings please contact 0161 850 1111

Terms

On a leasehold basis with terms to be agreed

VAT

All figures are quoted exclusive of but maybe subject to VAT



Viewing & Further Information



Michael Blackshaw
0161 850 1111 | 07792201467
mb@mbre.space

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/05/2025

