

# Gifford Dixon

Commercial Property

## TO LET HIGH QUALITY OFFICE WORKSPACE



**Cheadle Place Business Centre, Stockport Road, Cheadle, SK8 2JX**

**Suites available from 10.2 Sq. M. (110 Sq. Ft.) to 325.2 Sq. M. (3,500 Sq. Ft.)**

**Rents starting from £320 p.c.m**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

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## LOCATION

Bizspace's Cheadle Place is located immediately off Roscoe's Roundabout and Junction 2 of the M60 Motorway, with direct access to the M56 motorway. Cheadle town centre is within a 10-minute walk of Cheadle Place, where a plethora of pubs, restaurants, shops, banks and health and fitness clubs can be found.

Stockport Town Centre is situated less than 3 miles to the East, while Manchester City Centre is 9 miles North of Cheadle Place, and Manchester Airport is less than a 10-minute drive South West via the M56 Motorway.

Stockport railway station is located 2 miles to the East and offers a regular commuter route along the West Coast Main Line to London Euston.

## DESCRIPTION

Cheadle Place is an attractively presented purpose-built office premises, which offers high quality flexible office workspace for small and medium sized businesses.

Each office room benefits from air conditioning, raised access flooring, acoustic tiled suspended ceiling incorporating CAT II fluorescent lighting units, and outward facing windows.

The site itself is fitted to a high standard and offers an attractive and comfortable entrance lobby area, fully equipped communal kitchen and dining facilities to most floors, W/C facilities and passenger lifts. Externally there is a generous gated car parking provision to the rear, which all tenants have the benefit of.

## ACCOMMODATION

Office space is available from 110 Sq. Ft. up to 3,500 Sq. Ft. and the premises has scope to grow with your business, adding space as and when required.

Rents start from **£320** per month + VAT.

## BUSINESS RATES

The ingoing tenant is to be responsible for the business rates on the space that they occupy, however in the majority of instances there will be nothing to pay due to Small Business Rates Relief (RV of up to £12,000 exempt if this is their only business premises).

## EPC

B (47)

## TERMS

Office space is available on inclusive 12 monthly licence agreements, and include the following :

- High quality office
- No legal fees, sign-up fees or exit fees
- Free Wi-Fi
- Utilities – lighting and heating are included
- 24 hour access / 365 days a year
- A dedicated locked mailbox
- Common parts cleaned on a daily basis
- Buildings insurance
- Window cleaning
- Building maintenance

## LEGAL COSTS

Biz Space have an in house licence agreement which they use as standard, therefore there are no legal fees.

## VAT

We understand that VAT is applicable to the rent on this property.

## CONTACT :



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Subject to contract  
17th May 2021

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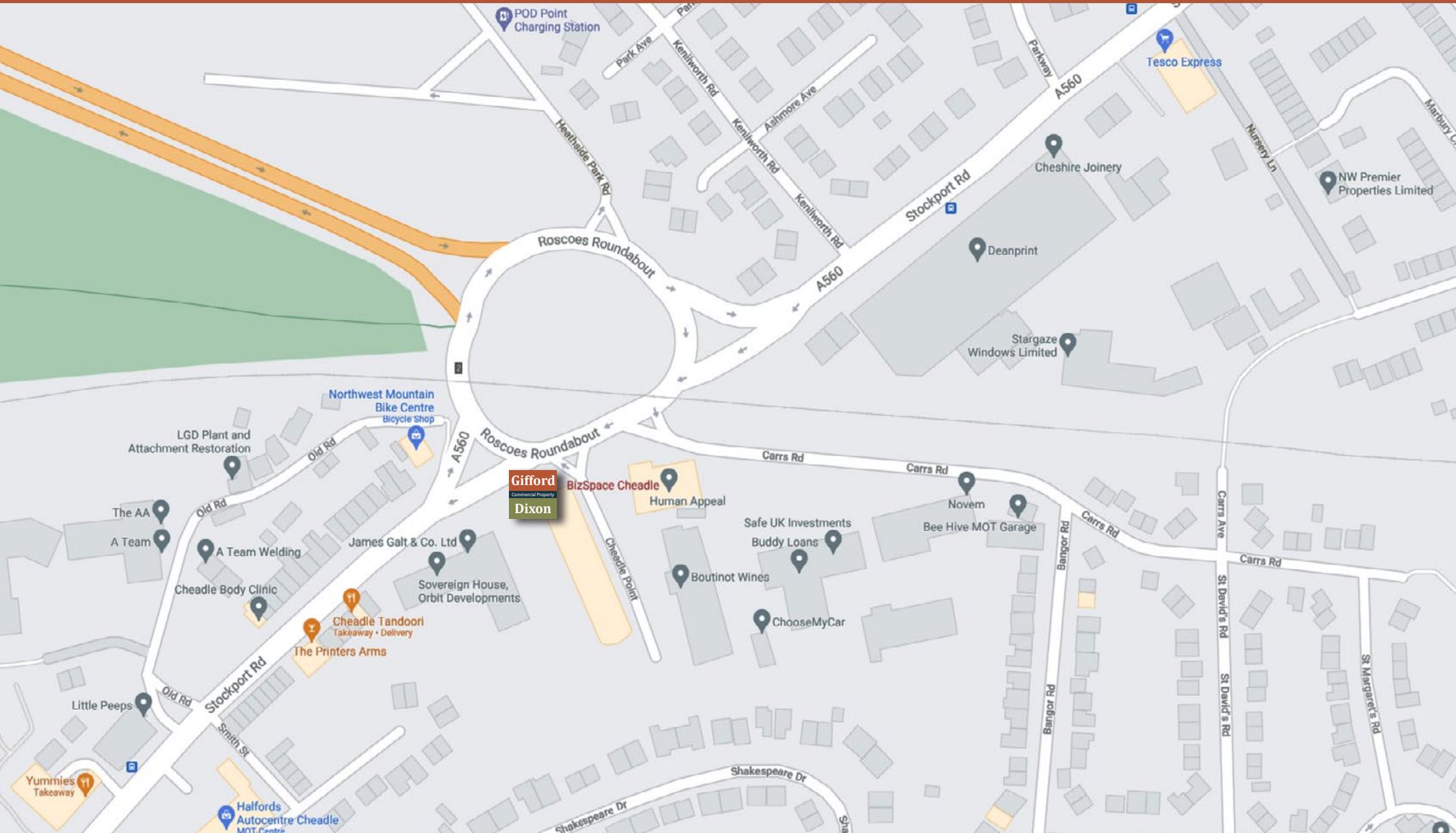
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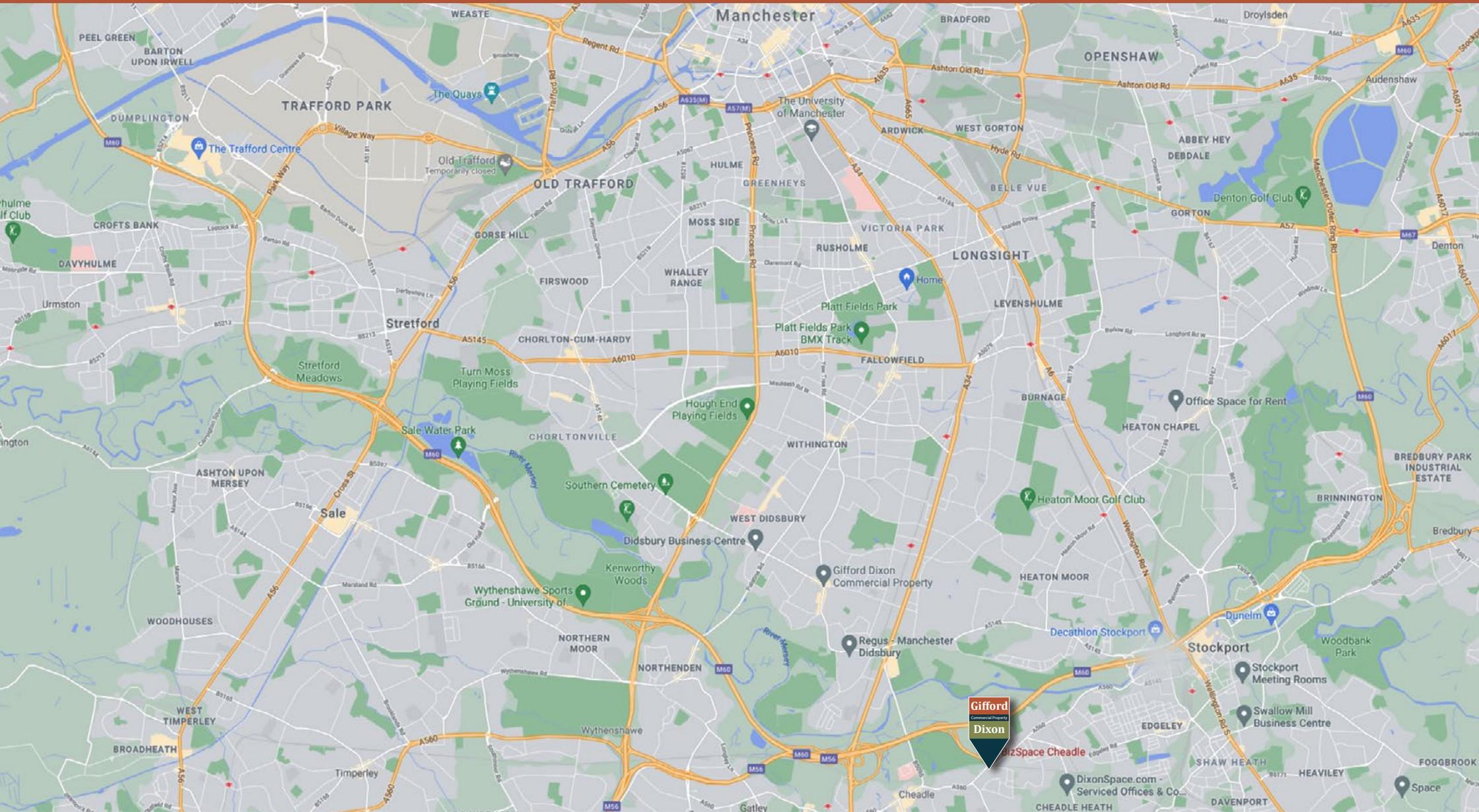
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