



TO LET : Industrial/Warehouse premises of 2,088 sq.ft. (193.98 sq.m.) with First Floor mezzanine of an additional 1,405 sq.ft. (130.53 sq.m.). High Profile trade counter with main road frontage onto Higher Hillgate. Established trade location adjoining Howdens.

**Unit 9 Hillgate Business Centre
Swallow Street
Stockport SK1 3AU**





Location

From the centre of Stockport, travel towards Bramhall along Lower Hillgate, later becoming Middle Hillgate and Higher Hillgate. The property is situated after a short distance on the left hand side just before the junction of Higher Hillgate and Hemphshaw Lane. The property is within a well established multi-tenanted industrial/trade estate.

Description

The property is of traditional construction with part brick and part clad elevations all under a pitched roof. The complex provides extensive communal parking facilities.

Property Details

Accommodation	2,088 sq.ft. Ground floor accommodation, sub-divided to provide warehouse and amenity block. The premises also benefit from an extensive mezzanine of an additional 1,405 sq.ft. Ground Floor to underside of mezzanine - 2.1m, Ground Floor to Eaves - 4.39m, Mezzanine to Eaves - 2.87m, Mezzanine to Apex - 3.82m. The premises benefit from an extensive mezzanine of an additional 1,405 sq.ft.
Lease Terms	Available on a new full repairing and insuring lease for a term to be agreed.
Rent	£15,000 per annum exclusive
Services	All main services available comprising electricity, gas, water and drainage.
Legal Costs	The prospective tenant will be responsible for the landlords' legal costs incurred in the preparation and finalisation of the new lease including VAT and SDLT. A deposit in respect of the legal charges will be required at the time when solicitors are instructed.
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk

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IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) The Code of Practice on Commercial Leases in England and Wales strongly recommends that a prospective tenant obtains professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through the web site: www.bpf.org.uk

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