



**TO LET: 1,741 sq.ft. (161.80 sq.m.) Duplex 2 x floor office space within a prestigious heritage office building with 2 parking spaces prominently situated in Cheadle Village**

Main road location - 10 minutes to Manchester Airport  
Low rateable value

Attractive First Floor Duplex Suite  
The Cheadle Institute  
Cheadle Green  
Cheadle SK8 2BD



## Location

The property is located in the centre of Cheadle Village, within the attractive and prominently positioned Cheadle Green, which overlooks the junction of High Street (A560) and Manchester Road (B5095). Cheadle Village, situated within the Borough of Stockport is approximately eight miles to the south of Manchester city centre and two miles to the west of Stockport town centre. Junctions 2 and 3 of the M60 (Manchester Orbital) motorway are within one mile of the property and Gatley Railway Station is less than one mile to the east. Cheadle Village is a thriving and affluent residential and retail centre that offers a wide choice of restaurants, bars, cafes, supermarkets and health clubs. Manchester Airport is located within a ten minute drive.

## Description

The property is an historical and prestigious four storey stand-alone building of traditional construction, with brick elevations beneath a pitched slate-tiled roof. All parts of the building have been extensively refurbished. Accordingly occupiers benefit from the opportunity to lease period style but modernised, self-contained offices with attractive modern flooring, painted plaster walls and perimeter electrical trunking, together with excellent security provisions. Lift available.

## Property Details

Size	1741 sq.ft. (161.80 sq.m.)
First floor duplex	The office suite benefits from contemporary fixtures and fittings and neutrally painted plaster walls and ceilings, while also retaining original features and essential character of the building. The accommodation includes a good sized modern fitted kitchen and a private spiral staircase.
Rent	£28,155 per annum exclusive
Lease Terms	Minimum 3 year lease
Services	The suite benefits from gas central heating and a ceiling mounted fluorescent tube lighting system installed to all parts, in addition to the generous natural light provided by original tall window units. All mains services including electricity, gas, water and drainage are available at the property.
Service Charge	A service charge is administered by the Landlord to cover the ongoing management and repair of the property in accordance with the principles of good estate management. This will be charged at the current rate of £10,596.56 per annum in addition to the rent and includes the annual cost of central heating.
EPC Category	Available upon request
Legal Costs	Each party to be responsible for its own costs in the preparation and finalisation of the new lease, including vat.
Rateable Value	For information relating to the Rateable Value go to <a href="http://www.voa.gov.uk">www.voa.gov.uk</a> We understand the RV of the premises is £14,000RV for the 1 <sup>st</sup> floor and mezzanine and £700RV for the 2 car parking spaces

## Contact us

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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) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

**PLEASE NOTE:** Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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