

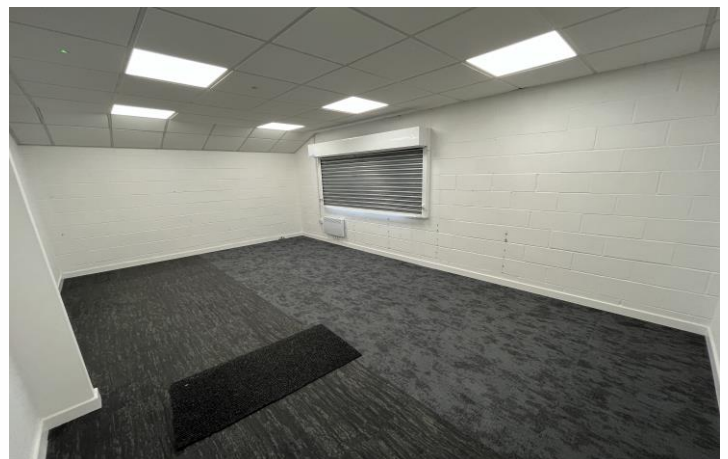
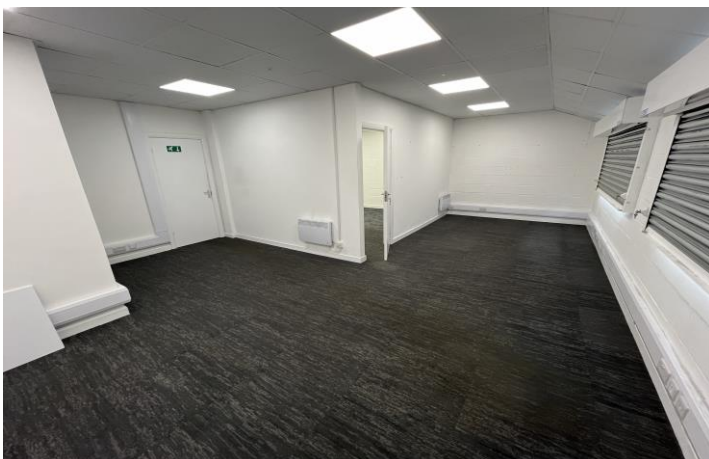
TO LET



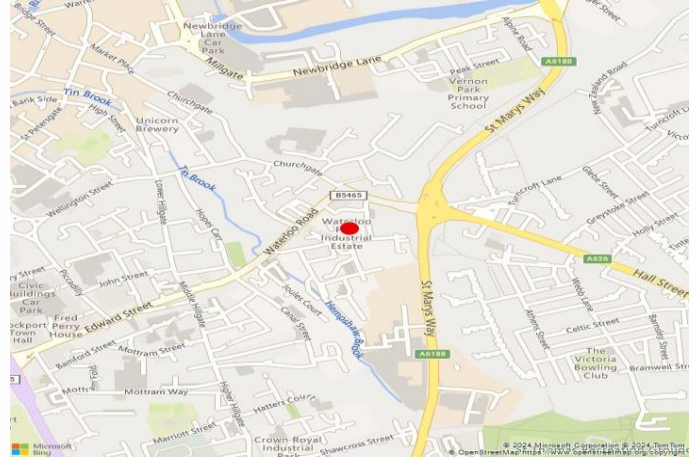
Unit 13A - Waterloo Industrial Park, Upper Brook Street, Stockport, SK1 3BP

**First Floor Commercial Premises**  
691 Sq Ft (64.19 Sq M)

- Town Centre Location
- Dedicated Parking
- Modern Fit Out







## Location

The unit is located within Waterloo Industrial Park, situated on Upper Brook Street within close proximity to Waterloo Road and Spring Gardens near to Stockport Town Centre. Mersey Way shopping centre is approx 0.5 miles north west. Junction 1 of the M60 motorway is approx 1 mile to the west.

## Description

The property comprises of a first floor commercial unit of steel portal frame construction with part brickwork and part clad elevations under a pitched roof. The space comprises modern offices with ancillary WC and kitchen facilities, suspended ceiling, electric heaters, single phase electric supply, disconnected Gas supply (meter installed), security roller-shutter windows and two parking spaces.

The space can be utilised for a variety of uses subject to landlord consent.

## Accommodation

The unit has been measured in accordance with the RICS Code of Measuring Practice to provide the following floor area: 691 sq ft (64.19 sq m)

## Asking Rent

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed, at an initial rental of £6,000 per annum plus VAT.

## Business Rates

Rateable Value: £4,350

Rates Payable:

Qualifies for full SBRR.

## EPC

E 102 (not representative of current fit out).

## VAT

VAT is applicable on this property.

## Service Charge

There is a service charge applicable of £527.63 per annum + VAT.

## Building Insurance

Building Insurance is £464.92 per annum + VAT.

## Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

### Dan Rodgers

T: 07891172418

E: danrodgers@roger-hannah.co.uk

## Date of Preparation

13 June 2024