



Members of the Royal Institution of Chartered Surveyors

FOR SALE / TO LET

BRAND NEW TWO STOREY DETACHED OFFICE BUILDING



5,182 sq ft

STATION APPROACH, STATION ROAD, STRINES,
STOCKPORT, SK6 7GP

Victory House,
Churchill Way,
Macclesfield,
Cheshire, SK11 6AY
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01625 262222
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LOCATION

The office is situated off Station Road, Strines in an area known as Goyt Valley close to Marple, New Mills and the edge of the Peak District. Adjacent to the office space there is a large area of land being developed into a number of high quality residential homes. Junction 25 of the M60 is within approximately 5 miles and Strines Railway Station is within a short walking distance providing links directly to Manchester, Stockport and Sheffield.

DESCRIPTION

Two storey office building with insulated brick elevations, steel frame construction with an integrated steel roof. The unit is brand new finished throughout to a very high standard, being fully carpeted, benefiting from suspended ceilings, incorporating recessed fluorescent strip lighting, newly painted plaster walls, WC facilities to each floor, kitchen facilities, first floor shower suite and gas central heating throughout. The unit is fully DDA compliant and has an 8 person lift providing access to the first floor. Each floor being self contained the unit will split well into either 2 separate suites or possibly 4. With the units there will be 15 dedicated car parking spaces.

FLOOR AREAS

Ground Floor	2560sq.ft
First Floor	2622sq.ft
Total Gross Internal Area	5182sq.ft

RENT

£10 per sq ft

SALE PRICE

£495,000

RATES

Rateable value

Rateable Value £21,500
Approximate Rates Payable 2010/2011 £8,900 p.a.

LEGAL COSTS

Each party is to bear their own legal costs incurred in this transaction.

VAT

All prices are exclusive of, but may be liable to, VAT.

TENURE

The office is available freehold. Flexible Lease Terms are available.

ENERGY PERFORMANCE

The property has been given an "A" rating.

VIEWING

The site is secured and all viewing arrangements should be directed through Hallams Property Consultants:

Hallams Property Consultants
Victory House
Churchill Way
Macclesfield
Cheshire, SK11 6AY
info@hallams.com

Tel: 01625 262222
Fax: 01625 262223



HALLAMS
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