



**10-12 Moorside Road**  
Heaton Moor, Stockport, SK4 4NZ

- OFFICES
- GREAT LOCATION
- RECENTLY REFURBISHED
- AVAILABLE IMMEDIATELY

**£16,400 pa**  
EPC Rating 'TBC'





## Property Description

**PREMIUM £25,000**

which includes assignment of lease (but not legal costs), fixtures, fittings and appointments.

An exciting opportunity to lease a split level suite of offices in the heart of Heaton Moor's vibrant village centre.

The offices have been prepared in readiness for opening and therefore offer; computer cabling points, BT phone lines for broadband and internet, new bathroom suite and decoration fit for purpose. There is also a kitchen / staff room area.

The lease is an assignment of an existing lease from 2014 paying £16,400 per annum and is registered at Land Registry Office. The next review date is 3/10/19 with reviews every five years and there are five years remaining on the lease.

Please note that the landlords reasonable legal fees will have to be met for the new lease to assign.

The offices are immediately available subject to formalities



and viewings are available through our Stockport office.

## THE ACCOMMODATION COMPRISES

### RECEPTION AREA

17' 8" x 14' 6" (5.38m x 4.42m)

### FRONT OFFICE

14' 6" x 12' 1" (4.42m x 3.68m)

### MIDDLE OFFICE

16' 9" x 7' 11" (5.11m x 2.41m) Reducing to 5'10 and 3'9

### HALLWAY

Stairs to upper level

### LANDING

7' 1" x 4' 5" (2.16m x 1.35m)

### WC

8' 6" x 3' 1" (2.59m x 0.94m) WC and wash hand basin.

### INNER LANDING

9' 3" x 6' 7" (2.82m x 2.01m) Measurement extends to 14'1

### REAR OFFICE

11' 11" x 8' 5" (3.63m x 2.57m)

### FRONT UPPER OFFICE

13' 6" x 7' 2" (4.11m x 2.18m)

### KITCHEN

13' 6" x 8' 11" (4.11m x 2.72m) A range of base, wall and drawer units with contrasting worktops and tiled splash backs. Breakfast bar. Stainless steel sink unit with drainer. Baxi combi central heating boiler. Fire escape. Door leading to stairs to the basement.





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