

RORY MACK

ASSOCIATES

TO LET:

£10,000 PAX

Mutual House

8 Cheadle Shopping Centre
Cheadle, ST10 1UY



- First floor office suite with GIA 1,094 sq.ft.
- Prime town centre location
- Forming part of a modern office development
- Very well presented and available on a new lease
- EPC 43 (Band B)

COMMERCIAL ESTATE AGENCY
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RENT REVIEWS & LEASE RENEWALS
PROPERTY MANAGEMENT

HOME BUYERS SURVEYS & REPORTS
BUILDING SURVEYS
EXPERT WITNESS REPORTS
RATING APPEALS

SCHEDULES OF CONDITION
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RESIDENTIAL LETTINGS
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Rory Mack Associates Ltd.
Registered in England & Wales.
Reg No. 6424169

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GENERAL DESCRIPTION

A first floor self-contained office unit forming part of a purpose built development in the town centre. The unit briefly comprises an open plan office with two large meeting/board rooms and a separate kitchen together with WC. Internally the office space comes with plastered wall surfaces, double glazed windows, carpeted floor coverings and a suspended ceiling. Mutual House is a modern office development which would suit a company with up to 12 employees wanting the benefit of working in a popular town centre.

First Floor Mutual House comes with 4 designated parking spaces.

LOCATION

Mutual House is located on Cheadle Shopping Centre and accessed via Chapel Street Car Park. The suite is walking distance to numerous shops, cafes and high street retailers in the town. NFU will remain in occupation on the ground floor.

ACCOMMODATION

First Floor:

Office	577 sq.ft.
Meeting room	136 sq.ft.
Board room	150 sq.ft.
Kitchen	136 sq.ft.
WC	--

GIA: 1,094 sq.ft.

SERVICES

Mains electric, water, air conditioning and drainage are connected and will form part of the service charge. No services have been tested by the agents.

VAT

The rent is subject to VAT.

BUSINESS RATES

To be reassessed.

TENURE

Available by way of a new internal repairing and insuring lease by way of service charge for a term of years to be agreed and with each party being responsible for their own legal fees.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with the anti-money laundering regulations, two forms of identification will be required (e.g. photographic driving license, passport, utility bill) from the applicant and a credit check may also be required, the cost of which will be the responsibility of the applicant. Where appropriate we will also need to see proof of funds.



C02459/120422

Strictly by appointment through agents:

Rory Mack Associates

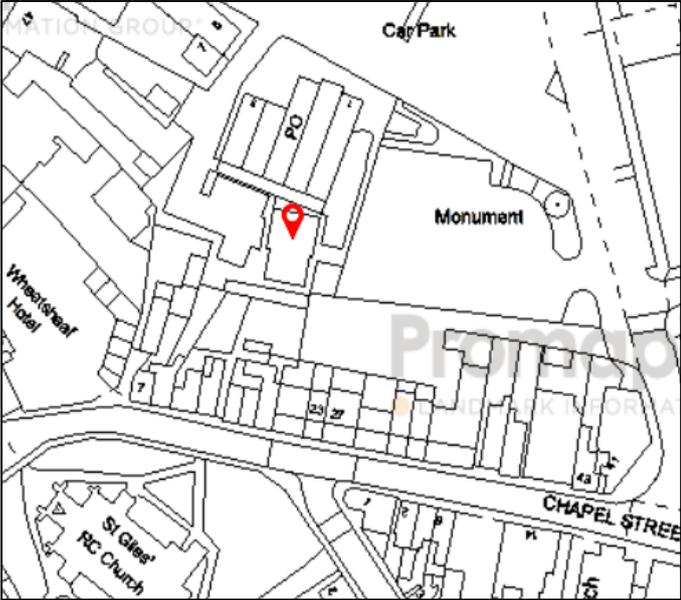
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ORDNANCE SURVEY MAP



STREET MAP



TOWN MAP

