wtgunson

commercial property consultants

TO LET



OFFICE ACCOMMODATION WITH PARKING

562 – 1,421 SQFT

Hexagon House
21-23 Gatley Road, Cheadle
SK8 1NZ

- Situated in the centre of Cheadle Village
- Close proximity to all shops, bars and restaurants
- One parking space available with each suite
- Easy access to motorway network

0161 833 9797 www.wtgunson.co.uk

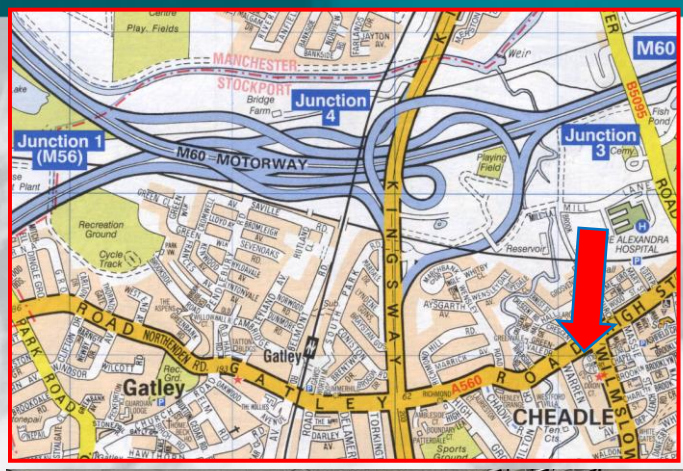
Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is located on the south side of Gatley Road at its junction with Warren Avenue in the Centre of Cheadle Village, Cheshire.

Gatley Road (A560) provides access to Kingsway (A34) which links with the M60 motorway with Junction 2 being approximately 1.5 miles away. Gatley Train Station is approximately ½ mile to the east. Manchester Airport is within 10 minutes driving distance.



DESCRIPTION

The property comprises a detached office premises with partially covered parking at ground level. Internally, the property comprises individual suites over the first and second floor, with shared kitchenette and WC facilities.

The accommodation has suspended ceilings (apart from Suite 4 on the first floor) incorporating Cat 2 lighting, gas central heating, double glazed windows, carpet tiled flooring, intercom door entry system and shared WC/kitchen facilities. Each suite comes with one on site car space.



ACCOMMODATION/LEASE

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition. The areas are as follows:

Suite	Size (m^2)	Size (ft^2)	Parking spaces	Annual Rent
Second Floor Suite 1	52.22	562	1	£10,400pa
Second Floor, Suite 2&3 (merged)	132.03	1,421	2	£21,000pa
Second Floor, Suite 4	57.39	618	1	£11,400pa

The quoting rents are fully inclusive of all costs except for electric usage with each suite being separately sub-metered.

Each tenant will also be responsible for their own business rates however, it is anticipated that the suites will quality for small business rates exemption. Interested parties should make their own enquiries with the local authority in this regard.

EPC

A copy of the EPC is available on request.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents
W T Gunson for the attention of:

Josh Hill
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Tel: 0161 833 9797

Date of Preparation: May 2025

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They 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 as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

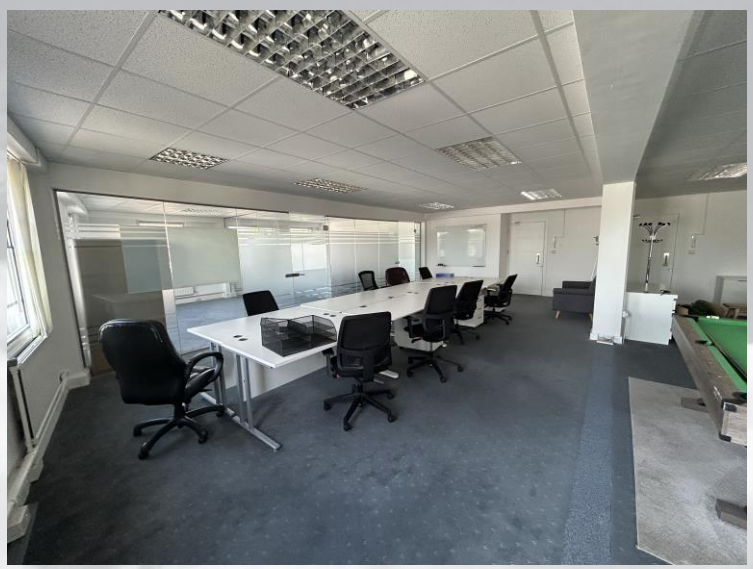
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