

TO LET/MAY SELL



**Part Ground Floor and Second Floor Office Accommodation
1,153 SQ FT & 3,150 SQ FT**

**Lansdowne House
85 Buxton Road
Stockport
SK2 6LR**

- Well located off Buxton Road (A6) close to Stockport town centre
- Parking included
- Open plan office with meeting rooms, kitchen, WC

LOCATION

The property is located on the east side of Buxton Road (A6), approx. 1 mile south of Stockport Town Centre. This is a busy arterial route which leads to Manchester City Centre approx. 7 miles to the north and Hazel Grove approx. 2 miles to the south. The immediate area comprises a mixture of residential and commercial properties, being adjacent to the Premier Inn Hotel and Aquinas College. The car park is accessed from the rear via Colonial Road. There is further contract parking available at the Bamford Arms opposite the property.

DESCRIPTION

The property comprises a detached office building fronting the A6. The ground floor suite offers open plan office space with 16 desks, two smaller offices and a storage room. The entire second floor includes both stairs and lift access, open plan office space, meeting rooms, kitchen and WCs. It is fitted to a good standard including:

- Suspended ceilings incorporating fluorescent strip lighting
- Central heating
- Perimeter trunking
- Double glazing
- Intercom

ACCOMMODATION

As measured on a net internal basis, the areas are as follows:-

Part Ground Floor	1,153 sq ft	(3 parking spaces)
Second Floor	3,150 sq ft	(9 parking spaces)

LEASE

The offices are available by way of a new effectively fully repairing and insuring leases for a term of years to be agreed at the following rents:-

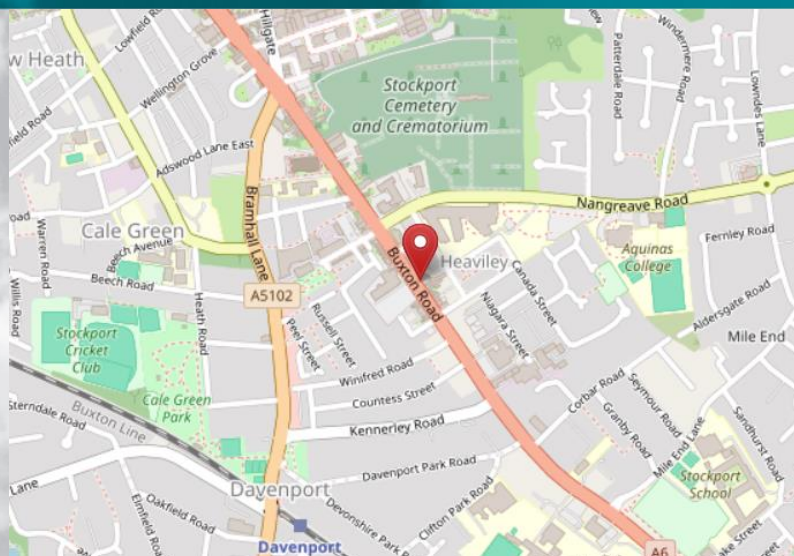
Part Ground Floor	£14,000 pa
Second Floor	£36,000 pa

PURCHASE PRICE

On application.

SERVICE CHARGE

A service charge (including building insurance) will be levied for the upkeep of the common parts of the building.



BUSINESS RATES

The ground floor suite has a rateable value of £11,750 as of April 2026 and should benefit from small business rates exemption.

The second floor has a rateable value of £31,750 as of April 2026. The rates payable are estimated at £13,716 per annum based on the small business rates multiplier (£0.432).

EPC

The property has an EPC rating of C.

VAT

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

VIEWING

By appointment with the sole agent:

W T Gunson
Josh Hill
Josh.hill@wtgunson.co.uk

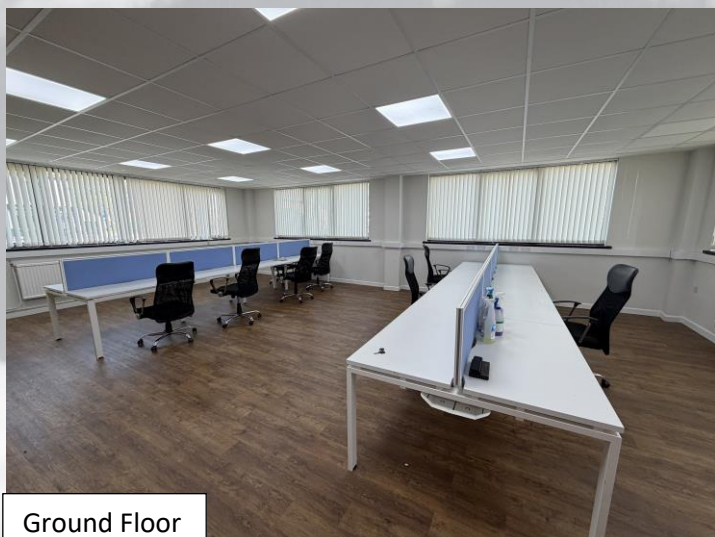
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Ground Floor



Ground Floor



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