



TO LET : 1,195 SQ.FT. UP TO 9,508 SQ.FT. TOWN CENTRE OFFICE SUITES WITH ON SITE PARKING.

**Dale House
Tiviot Dale
Stockport SK1 1TB**





Location:

The landmark building is located in the centre of Stockport occupying a prominent position clearly visible from the M60 motorway. The property is adjacent to Redrock and the Merseyway Shopping Centre. Key occupiers include Gorvins, The Light, The Gym, Pizza Express and Mangobean.

Stockport is an important office location due to it's direct access to the motorway network and close proximity of Manchester International Airport. The building is a few minutes walk from Stockport's bus and railway stations.

Description:

The property is a detached nine storey office building benefiting from extensive parking facilities. Services include toilets, staircase and 2 passenger lifts. The property is close to Stockport town centre's pay and display car parks where additional contract parking is available.

Property Details

Accommodation	First Floor: Suite 2 - 1,395 sq.ft. Suite 3 - 1,195 sq.ft - Could be Combined Third Floor: Suite 4 - 1838 sq.ft. Seventh Floor 5,080 sq ft
Rent	£11 per sq ft
Terms	On a leasehold basis with terms to be agreed
Car Parking	£500 per space per annum exclusive
Legal Costs	Each Party pays their own
EPC	On request
Rateable Value	For information relating to the Rateable Value go to www.voa.gov.uk

Contact us

 John Poole 0161 477 0444

 jpoole@impey.co.uk

IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

PLEASE NOTE: Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and 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 by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.