

**FOR SALE/
TO LET**



**TOWN CENTRE
OFFICE BUILDING**

**C.4,500 SQ FT
(418 SQ M)**

- TWO STOREY OFFICE BUILDING
- LOCATED IN CLOSE PROXIMITY TO STALYBRIDGE STATION

- OPEN PLAN GROUND FLOOR OFFICE SPACE
- POTENTIAL ALTERNATIVE USE, SUBJECT TO PLANNING

**15 Waterloo Road
Stalybridge SK15 2AX**

Location

15 Waterloo Road, in Stalybridge Town Centre, 8 miles East of Manchester City Centre with both retail and leisure amenities, including a Tesco, Aldi store and several gyms located close by.

Stalybridge station is within a 2 minute walk offering services to Manchester stations including Victoria and Piccadilly. Stalybridge Bus Station is also located adjacent to property offering services to Ashton Under Lyne, Hyde; Oldham and Manchester City Centre.

Description

An attractive, two storey former job centre property with alternative use potential subject to planning.

Accommodation

Ground Floor	308.93 m ²	3,325 sq ft
First Floor	93.89 m ²	1,010 sq ft
Total NIA	402.82 m²	4,435.29 sq ft

Specification

- Gas central heating
- Open plan ground floor office space including kitchen
- Suspended ceilings and carpeted space
- Three entrances easily divisible
- CCTV and intruder alarms
- Private courtyard

Travel Distances

By Car

Peak District:	15 mins
Manchester City Centre:	25 mins
Manchester Airport:	26 mins

By Train

Manchester Victoria Station:	13 mins
Manchester Piccadilly Station:	11 mins
Leeds Train Station:	43 mins



Adjacent Car Park



Railway Station

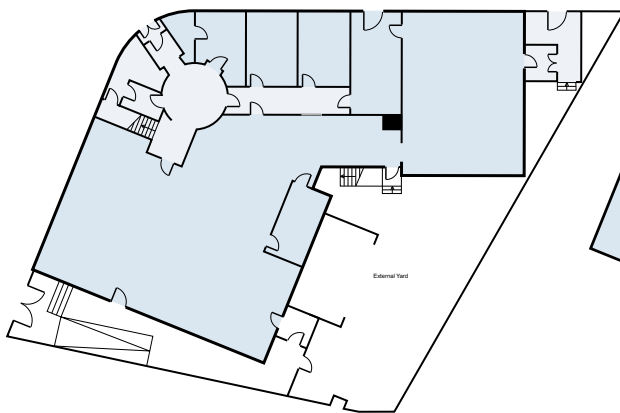


Bus Interchange

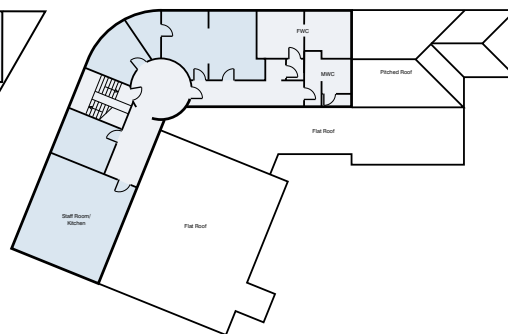


Huddersfield Canal

Ground Floor Plan



First Floor Plan



Business Rates

Rateable Value - £18,000 (2017 Rating List).

Rent and Purchase Price

On application.

Legal Cost

Each party will be responsible for the payment of their own legal cost incurred in any transaction.

VAT

Purchase price/rent will be liable for VAT.

EPC Available on request.

Viewing and Further Information

By appointment through the sole agent GL Hearn

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