



HERCULES BUSINESS PARK

BIRD HALL LANE • CHEADLE • SK3 0UX



To Let

HIGH QUALITY OFFICES

Ground Floor or Whole Building

3,646 to 7,321 sq ft

(339 - 680 sq m)

(May Sell)

FREEHOLD AVAILABLE

FOR WHOLE BUILDING



OVERVIEW

Hercules Office Park comprises a development of 17 self-contained office buildings in a landscaped environment. The business park is located on Bird Hall Lane, approximately 1.3 miles (3 mins by car) from Cheadle Hulme village centre and 1.8 miles from Stockport town centre (5 mins by car), both of which have mainline railway stations and extensive retail/leisure amenities.



Business park
environment



Modern
building



Air
conditioning



Full access
raised floors



Suspended
ceilings



Power & network
cabling installed



On-site
parking



Close to public
transport & retail

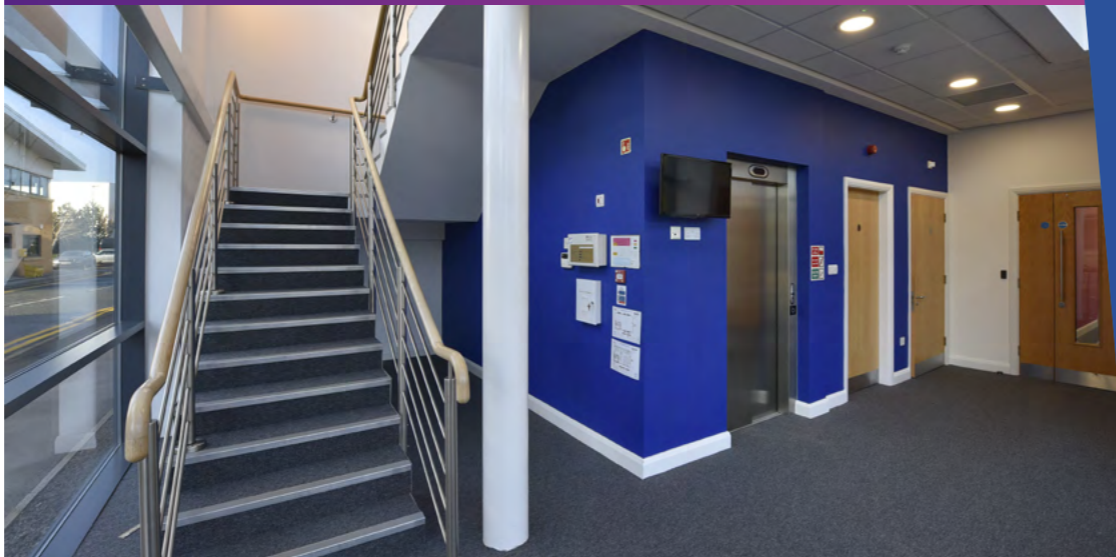
ACCOMMODATION

The 1st Floor of Unit D is already occupied, leaving the **Ground Floor office of 3,646 sq ft available to let** on a new lease on terms to be agreed.

The Freehold interest in the whole building (7,321 sq ft) is available subject to agreeing a surrender with the 1st Floor tenant. Alternatively, the whole building could be taken on a leasehold basis.

Ground Floor	TO LET	3,646 SQ FT	339 SQ M
Whole Building	TO LET MAY SALE	7,321 SQ FT	680 SQ M

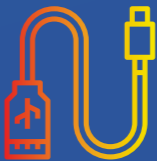
The Ground Floor accommodation is fully fitted and provides a mix of open plan and private offices with a specification that includes air conditioning, raised floors, suspended ceilings, power & network cabling installed and on-site car parking available. 25 car parking spaces are demised with the whole building, with 14 being allocated to the Ground Floor.



SPECIFICATION



Full access
raised floors



Floor boxes provided at
1:10 sq m with power &
network cabling installed



High quality
carpet tiles



Air
conditioning



Double
glazing



Suspended ceilings with
recessed LED lighting



Window
blinds



8 person
automatic lift



Intercom/fob
access system

Please note the furniture shown in the images is not included, however it would be available on a separate agreement if required.

HERCULES BUSINESS PARK

HOME

OVERVIEW

ACCOMMODATION
AND SPECIFICATION

SERVICE CHARGE

THE SITE

LOCATION

AMENITIES

TERMS

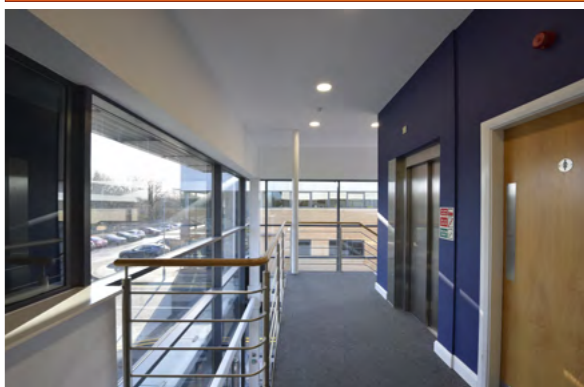
CONTACTS

< >
DOWNLOAD



SERVICE CHARGE

The 1st Floor will be separately metered for electricity and the Tenant will meet the cost of electricity (small power, lighting and air conditioning) directly.



HERCULES BUSINESS PARK

- HOME
- OVERVIEW
- ACCOMMODATION
AND SPECIFICATION
- SERVICE CHARGE
- THE SITE
- LOCATION
- AMENITIES
- TERMS
- CONTACTS

< >
DOWNLOAD



AN
ESTABLISHED
SITE WITH
LONG TERM
TENANTS



SK3 OUX



HERCULES BUSINESS PARK

HOME

OVERVIEW

ACCOMMODATION
AND SPECIFICATION

SERVICE CHARGE

THE SITE

LOCATION

AMENITIES

TERMS

CONTACTS

< >
DOWNLOAD

LOCATION

Hercules Office Park is located on Bird Hall Lane, approximately 1.3 miles (3 mins by car) from Cheadle Hulme village centre and 1.8 miles from Stockport town centre (5 mins by car), both of which have main line railway stations and extensive retail/leisure amenities.

The M60 Motorway (Junction 2) is 2 minutes' drive, providing immediate access on to the M56, with a journey time to Manchester Airport of c. 10 minutes.

There is a Morrisons Superstore (open 07.00-23.00) with petrol station and café within convenient walking distance on Edgeley Road.

There is a bus stop directly outside Hercules Office Park, providing regular services to Stockport and Cheadle Hulme.

DRIVE TIMES

Destination	Time (mins)	Miles
Stockport Town Centre	7	2
J1 M60	8	2
J3 M56	11	5
Manchester Airport	13	7
J24 M60 / J1 M67	17	9
Manchester City Centre	30	11



Manchester Piccadilly
Train Station 9 miles



Manchester Airport
7 miles



HERCULES BUSINESS PARK

HOME

OVERVIEW

ACCOMMODATION
AND SPECIFICATION

SERVICE CHARGE

THE SITE

LOCATION

AMENITIES

TERMS

CONTACTS

< >
DOWNLOAD



Morrisons Superstore 2 mins walk



Long term tenants on the office park



Close connections to the motorway network



Park Square Offices 2 mins walk



Bus Stop directly outside the site



Quality schools and amenities on the doorstep



Europa Business Park neighbours the site

HERCULES BUSINESS PARK

HOME

OVERVIEW

ACCOMMODATION
AND SPECIFICATION

SERVICE CHARGE

THE SITE

LOCATION

AMENITIES

TERMS

CONTACTS



DOWNLOAD



BUSINESS RATES

The ingoing tenant will be responsible for the payment of Non-Domestic rates directly to Stockport MBC.

TERMS

The Ground Floor is available by way of a new lease for a term of years to be agreed. Further details of rent etc are available upon application.

EPC

The property has an Energy Performance Rating of C(62).

VAT

All rents and other outgoings (where applicable) are quoted exclusive of VAT.

ANTI MONEY LAUNDERING

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.

HERCULES
BUSINESS
PARK

HOME

OVERVIEW

ACCOMMODATION
AND SPECIFICATION

SERVICE CHARGE

THE SITE

LOCATION

AMENITIES

TERMS

CONTACTS

< >
DOWNLOAD



CONTACTS

Strictly by appointment with the
letting agents Canning O'Neill
and Vail Williams.

Contacts:
JAMES DICKINSON
james@canningoneill.com

CHARLOTTE FULLARD
cfullard@vailwilliams.com



Subject to Contract

MISREPRESENTATION ACT: Canning O'Neill and Vail Williams for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representations of fact. Intending purchasers or lessors should, by enquiry to this office, satisfy themselves as to the correctness and availability, in each case, before arrangements are made to view; 3) Unless otherwise stated, all prices, rents, and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give - and neither do Canning O'Neil and Vail Williams nor any person in their employment have any authority to make or give - any representation or warranty whatsoever in relation to this property. June 2023. Designed and produced by Creativeworld Tel: 01282 858200.

 **Vail
Williams**
0121 654 1065
vailwilliams.com

**CANNING
O'NEILL**
canningoneill.com
0161 244 5500