

# RIDLEYTHAW



## TO LET

Office Premises  
350 sq.ft

- Generous Parking
- 24 Hour Security Guard

**Discovery House**  
**Crossley Road**  
**Stockport**  
**SK4 5BH**

**0161 669 4000 | [rtlip.co.uk](http://rtlip.co.uk)**

# RIDLEYTHAW

## Location

Discovery House occupies a prominent position at the entrance to Discovery Park, which in turn fronts Crossley Road, close to the A6 Wellington Road North.

The property is located within 2 miles of Junction 1 of the M60 Orbital Motorway and approximately 7 miles from Manchester Airport.

## Description

The property comprises a 3-storey office building. There is an 8-person passenger lift, providing access to all floors of the premises. The property benefits from a 24-hour security guard and CCTV and generous parking facilities at the rear of the building.

## Accommodation

Part First Floor      350 sq.ft      (32.52 sq.m)

## Business Rates

The tenant will be responsible for the payment of business rates.

## Terms

The property is available on a new lease for a term of years to be agreed.

## Rents

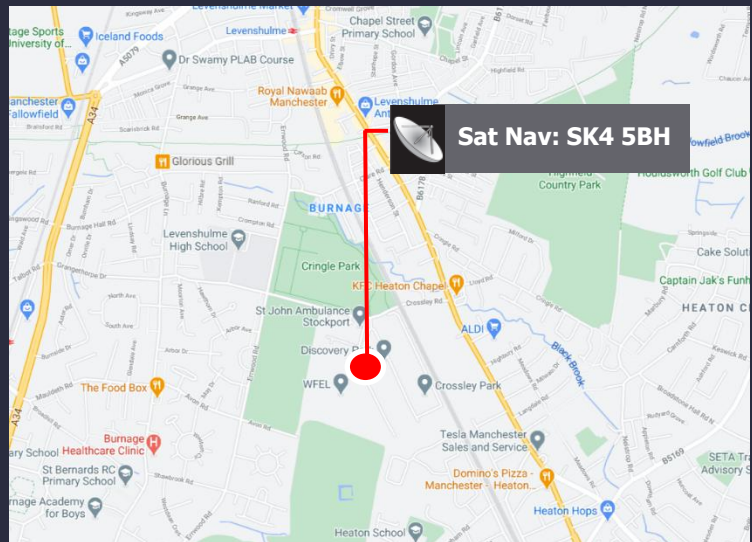
£9,500 per annum payable quarterly in advance.

## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information Please contact:

Daniel Holland-Bunch at Ridley Thaw LLP  
[dhb@rtllp.co.uk](mailto:dhb@rtllp.co.uk)



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