

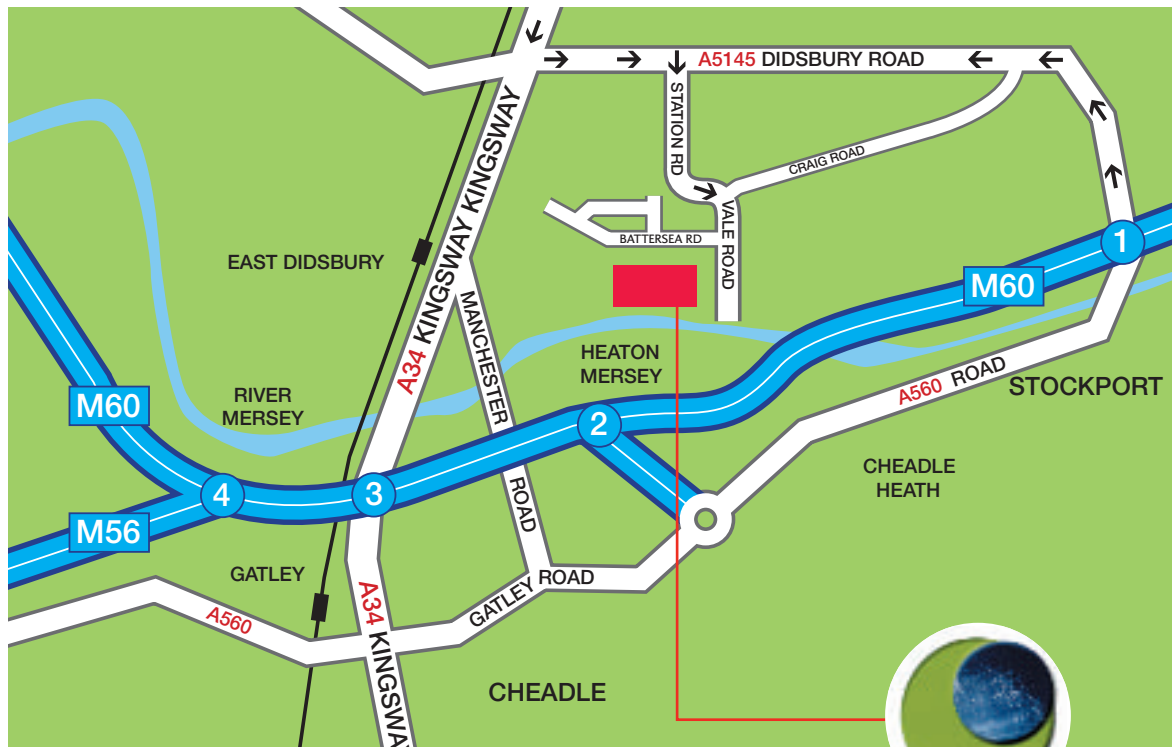
Location

- **Road** - The Embankment Business Park is situated in Heaton Mersey and is accessed via Didsbury Road (A5145). Junctions 1 and 3 of the M60 motorway are within 1.5 miles of the scheme, with the M60 motorway giving access to the North West regional motorway network.
- **Rail** - Stockport Rail Station is within 2 miles of The Embankment Business Park and provides direct intercity routes to London (3 hours). Future extensions of the Metrolink system will further enhance the location advantages of the Business Park.
- **Air** - Manchester International Airport is only 6 miles from The Embankment Business Park.



THE EMBANKMENT BUSINESS PARK

HEATON MERSEY STOCKPORT



A Development By:

NORTH LTD
BUSINESS HOMES
0870 441 2222
www.businesshomes.co.uk

jonathan.houlston@businesshomes.co.uk
denise@emerygroup.co.uk

All Enquiries:

King Sturge
0161 236 8793
www.kingsturge.com

paul.smith@kingsturge.com
richard.wharton@kingsturge.com

**DTZ Debenham
Tie Leung**
0161 236 9595
www.dtz.com

chris.r.loyd@dtz.com
claire.parry@dtz.com

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THE EMBANKMENT BUSINESS PARK

HEATON MERSEY STOCKPORT



For Sale or To Let - Self contained two storey office buildings
from **1,324 ft²** (123 m²) to **5,189 ft²** (482 m²)

www.businesshomes.co.uk



Specification

- Two storey self contained office units providing individuality for each occupier.
- Your own front door.
- Contemporary entrances.
- Male & female wc's on each floor.
- A kitchen on each floor including dishwasher, fridge, sink and storage units .
- Fully 'Disability Discrimination Act' compliant with disabled toilet, kitchen and lift access.
- Full accessed raised floors.
- Suspended ceilings with LG3 compliant lighting.
- Air conditioning as an optional extra (comfort cooling conditioning).
- Designated onsite car parking.
- The latest 24 hour, 7 day week, voice and camera monitored security system.

Make The Space Work For You

A free space planning service is available to ensure that the building is fitted out to meet the specific needs of the Occupier.

VAT

- VAT will be charged on rent and sale prices.
- Price and rental figures available on application.



Freehold

- Ideal for owner occupiers and investors.
- Can be placed within company pension schemes.
- Freehold available on individual units or virtual freehold on single floors.

Leasehold

- Longer term leases available on a full repairing and insuring basis subject to five yearly upward only rent reviews.
- Shorter term leases available upon application.



A Well Managed Environment

A management company has been set up to run the development, and will provide the following:

- Maintenance and upkeep of the external common areas and landscaping.
- Comprehensive security monitoring system.

Security

One of the main features of The Embankment is the secure nature of the development.

- Secured By Design accreditation has been sought.
- Remote site monitoring via CCTV link.
- External security lighting.
- Fire alarm connection to each building.
- Ground floor office windows provided with toughened glass.



THE EMBANKMENT BUSINESS PARK



Schedule of Accommodation

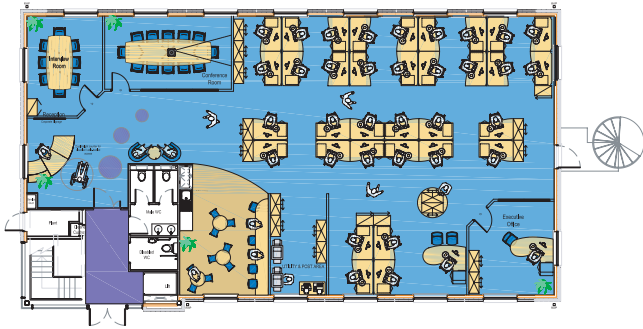
Building	Ft ²	M ²	Car Parking	Typical Occupation Numbers
A15	3,057	284	11	20-40
A16	3,057	284	11	20-40
A17	4,157	386	15	25-55
A18	5,189	482	19	35-60

Each building has the potential to be split on a floor by floor basis with suites from 1,324 ft² (123 m²).

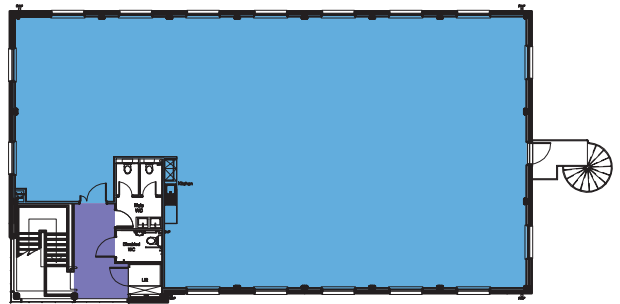
THE EMBANKMENT BUSINESS PARK

Typical Floor Layout - Detached

Ground Floor

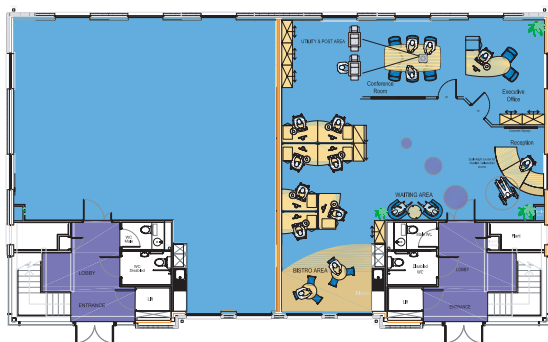


First Floor



Typical Floor Layout - Semi Detached

Ground Floor



First Floor

