



**1st Floor 442 Chester Road**

Bramhall, Woodford, SK7 1QS

**Refurbished Office Suites  
with Parking available on  
flexible terms.**

**150 to 757 sq ft**  
(13.94 to 70.33 sq m)

- FROM £390 PCM
- ALL INCLUSIVE RENTS
- FULLY REFURBISHED SUITES
- PARKING
- GREAT LOCATION

# 1st Floor 442 Chester Road, Bramhall, Woodford, SK7 1QS

## Summary

<b>Available Size</b>	150 to 757 sq ft
<b>Rent</b>	£390 - £885 per month
<b>Business Rates</b>	Upon Enquiry
<b>Legal Fees</b>	Each party to bear their own costs. Each party is to be responsible for their own legal costs
<b>EPC Rating</b>	C (60)

## Description

442 Chester Road is a standalone commercial property with 1st Floor offices above Budgens Supermarket & Deli. Communal areas on first floor include a shared kitchen, male & female WC's and a break out space. The first floor offices have been subdivided to create six individual offices, which can be offered separately or combined. The property is available on an all inclusive basis. There is a car park to the rear.

## Property Highlights / Amenities

- Car Parking: Yes
- Total parking spaces: 8

## Accommodation

Name	sq ft	sq m	Rent	Availability
1st - Suite 1	150	13.94	£390 /month	Available
1st - Suite 2	367	34.10	£885 /month	Available
1st - Suite 6	240	22.30	£600 /month	Available
1st - Suite 3	170	15.79	-	Let
1st - Suite 4	170	15.79	-	Let
1st - Suite 5	134	12.45	-	Let
1st - Suite 7	334	31.03	£810 /month	Available
<b>Total</b>	<b>1,565</b>	<b>145.40</b>		

## Location

The premises are situated in a prominent position on Chester Road, Woodford. The property is located 0.7 miles from the new A555 Manchester Airport Eastern Link Road and the A34 both of which have good links to the M56 & M60 respectively. The property is located approx. 30min walk from Bramhall Train Station.

The property is located above Budgens which has a deli counter for great Breakfast & lunchtime options available. Notcutts Garden Centre café is also a great choice and is located approximately a 4 minute walk from 442 Chester Road.

## Terms

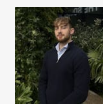
The suites are available on all-inclusive rents for a minimum of 12 months.

## Viewings

Strictly by appointment only with sole agents HALLAMS



## Viewing & Further Information



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