



# TO LET/MAY SELL

**Chapel Studios  
Waterloo Road  
Stockport  
SK1 3BJ**



## **Modernised former chapel providing contemporary office space in character landmark building with parking**

- 3914 sq. ft. (363.7sq m) GIA 3,485 sq. ft (323.7 sq m) NIA
- Detached building (Grade II listed)
- Striking open plan interior
- Contemporary design
- Automatic security barriers
- Excellent natural light
- Main kitchen & galley kitchen
- Gas fired central heating
- Rare freehold opportunity
- Suitable for alternate uses (STP)

Centurion House, 129 Deansgate,  
Manchester M3 3WR

[www.tfcproperty.com](http://www.tfcproperty.com)

**Tel: 0161 234 0777**



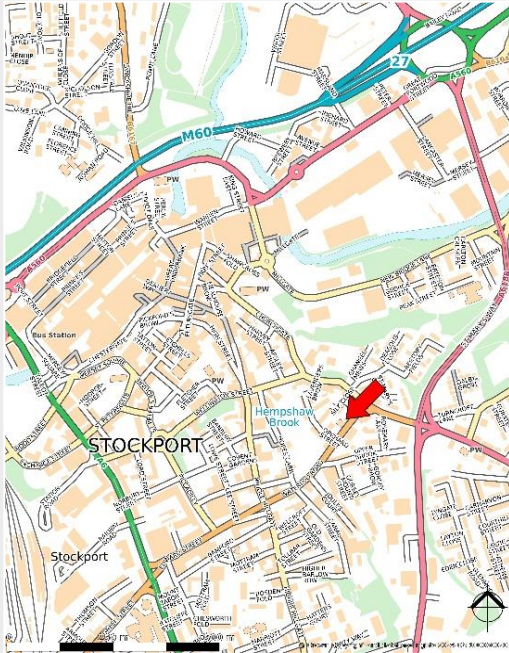
**Commercial Property**  
Advisers and Agents



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**LOCATION**

Fronting Waterloo Rd, there is easy access to junction 27 of the M60 Motorway. Stockport Station is within half a mile with mainline connection to Manchester and London Euston. Manchester Airport is 20 minutes away by car. Stockport Town Centre is within walking distance as is the Town Hall and Law Courts.

**DESCRIPTION**

Chapel Studios is a detached two storey former Chapel building, built 150 years ago. Traditionally constructed with full height brick elevations, the property has been modernised internally and features a striking open plan first floor with exposed brick work, timber beams and wooden flooring, with an open gallery on to the reception. The rear elevation and main entrance has been rebuilt with a feature window, which adds extra light to the reception and first floor.

The ground floor is part open with 3 offices, a presentation room male and female toilets, storage area, shower facilities and a kitchen. There is a further kitchen to the first floor and there is a full height rear reception area and secondary entrances on the front elevation with a small terraced area. There is secure parking for 10 cars with an automated security barrier.

**ACCOMMODATION**

Measured on a net internal basis the accommodation provides the following: -

	Sq ft	Sq m
Ground Floor	1,803	167.46
First Floor	1,682	156.29
<b>Total</b>	<b>3,485</b>	<b>323.7</b>

**RATEABLE VALUE**

£26,250

**EPC**

Available upon request.

**TENURE**

Freehold

**TERMS.**

Our clients are seeking to let the property in its entirety on a full repairing and insuring basis for a term of years to be agreed incorporating regular rent reviews. Alternatively, our client will consider a sale of their freehold interest

**RENT/PRICE**

£50,000 per annum excl. £700,000 excl

**VAT**

VAT will be charged on all outgoings at the prevailing rate.

**VIEWING**

Via the sole agents TFC on 0161 234 0777



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