



# Building A1

## Embankment Business Park

Vale Road, Heaton Mersey, Stockport,  
SK4 3GL

# FOR SALE

Freehold Office Investment

**6,095 sq. ft**

**24 Car Parking Spaces**



# Investment Summary

- Building A1, The Embankment provides high quality office space arranged over ground and first floor.
- Total accommodation of 6.095 sq. ft NIA.
- 24 car parking spaces.
- Part let to Network Rail Infrastructure Ltd.
- Unexpired term of 2 years, 2 months to lease expiry.
- Passing rent of £37,950 pa reflecting a low level of £12.50 per sq. ft pa.
- Asset management opportunity with existing tenant.
- Ideal for owner occupiers wanting income or who have future expansion plans.
- Freehold.





# Location

Accessed off Vale Road, the building boasts a superb location on the Embankment Business Park and backs on to the River Mersey.

As well as being in a popular commercial location (office and industrial), it also benefits from being only 5 minutes drive of Stockport town centre, the M60 motorway, Parris Wood entertainment centre, and Didsbury village centre.

Manchester airport is within 15 minutes drive, and there is easy access to Manchester city centre via the A34 corridor.





# The Business Park



The successful Embankment Business Park was developed by Business Homes in approximately 2004.

The subject property sits at the entrance of the office park and forms part of the Riverview phase.

The Business Park is set within a mature landscaped environment that benefits from a remote CCTV monitoring system.

The neighbouring buildings are occupied by some well established SME businesses.





# Neighbourhood





# Accommodation

Floor	Sq. Ft	Comment
First Floor	3,059 sq. ft	Vacant
Ground Floor	3,036 sq. ft	Let to Network Rail Infrastructure Limited on a 5-year lease from 9th October 2021 at a rent of £37,950 pa (£12.50 per sq. ft pa). Inside of L&T 1954 Act.
Total	6,095 sq. ft	22 Car parking spaces plus 2 disabled spaces

LED Lights.

M/F WC's on Each Floor.

Double Glazed Opening Windows.

Full Access Raised Floors.

Two Storey Self-Contained Office Building.

Air Conditioning.

Suspended Ceilings.

Shower Facility.



# Tenanted Ground Floor

Let to Network Rail Infrastructure Ltd (02904587)

The ground floor is let to Network Rail Infrastructure Ltd on an effective FRI Lease for a term of 5 years from 9th October 2021, expiring 8th October 2026 at a rent of £37,950 pa (£12.50 psf) exclusive, including 11 car parking spaces.

The lease is contracted 'Inside' of the Landlord and Tenant Act 1954.

A full copy of the lease is available upon request.

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## Covenant

Incorporated in 1994, Network Rail Infrastructure Ltd owns, manages and maintains the UK's rail infrastructure. The company operates railway tracks, signals, tunnels, bridges, viaducts, level crossings, and railway stations.

Network Rail Infrastructure Ltd serves clients in the united kingdom. Their income is generated from a mix of grants from the UK and Scottish Governments, payments from train and freight operators, and a small amount of income from their real estate portfolio, totalling 8,200 properties.

[www.networkrail.co.uk](http://www.networkrail.co.uk)





3,059 sq. ft  
11 car parking Spaces

# Vacant First Floor

The first floor has recently become available after the former tenant has vacated after 7 years in occupation. The floor is predominantly open plan, but benefits from a board room, smaller meeting rooms, directors office/zoom rooms, and a kitchen/break out facility. The general condition is very good, however, may need a cosmetic upgrade in places.





# Proposal

We are instructed to seek offers in the region of **£950,000.00 (nine hundred and fifty – thousand pounds)**, subject to contract and exclusive of VAT.

Low Capital Value – £155.86 per sq. ft

# Terms

## AML REGULATIONS

In accordance with Anti -Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## TENURE

The property is held Freehold. Title number GM928718.

## ESTATE MANAGEMENT COMPANY

It is expected the purchaser will become a shareholder in Embankment Development Management Service Limited.

## EPC

First - B38

Ground - C64

A full copies of the EPC reports is available upon request.

## VAT

This property is elected for VAT. it is anticipated therefore that the sale will be treated as a Transfer of a Going Concern (TOGC).





# Contact

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