



**30,838 SQ FT (2,865 SQ M) NIA
41,954 SQ FT (3,897.8 SQ M) GIA
ON A SITE AREA OF 0.78 ACRES**



HILTON HOUSE

LORD STREET, STOCKPORT SK1 3AH

FOR SALE

**A UNIQUE OPPORTUNITY TO
ACQUIRE A CENTRALLY LOCATED
SELF-CONTAINED OFFICE BUILDING
IN STOCKPORT TOWN CENTRE.**

SUITABLE FOR A NUMBER OF ALTERNATIVE
USES SUBJECT TO PLANNING.

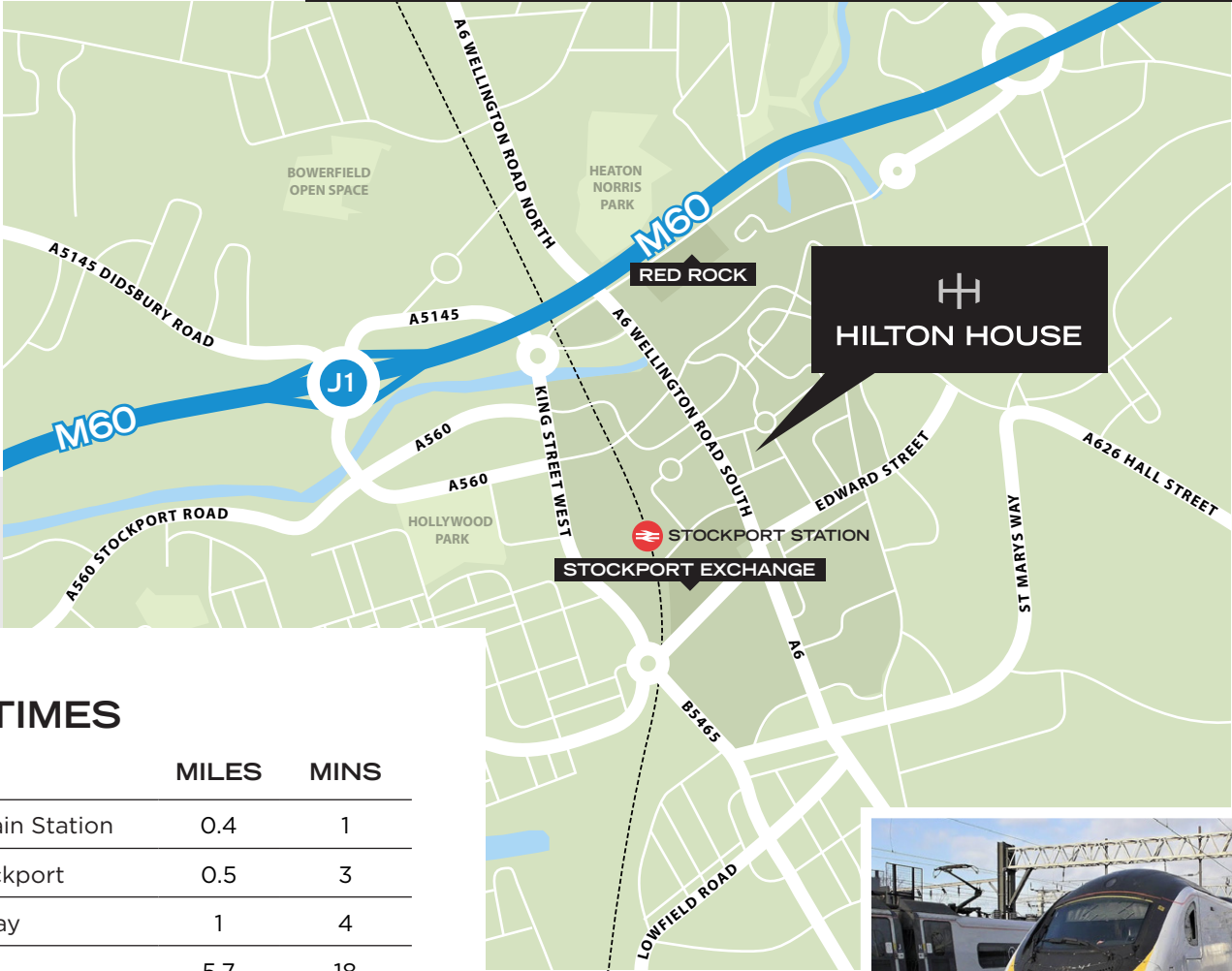
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HILTON HOUSE

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DRIVE TIMES

	MILES	MINS
Stockport Train Station	0.4	1
Redrock Stockport	0.5	3
M60 Motorway	1	4
Manchester	5.7	18
Manchester Airport	7.9	6

LOCATION

Stockport is situated just over 7 miles south of Manchester City Centre. Steeped in industrial heritage, the modern Stockport is home to a wide range of national and international business brands including Music Magpie, BASF, MAN Diesel & Turbo, Adidas UK, Allied Bakeries plus home to one of the largest LSH Mercedes dealerships in Europe.

Transportation links in Stockport are key to its success, being situated adjacent to the M60 motorway providing links to Liverpool, Leeds and Birmingham. Stockport railway station sits on the West Coast mainline, with London just 2 hours away. Outside the station at Stockport Exchange is the new business district, which is home to global brands such as Music Magpie, BASF and Stagecoach. A Holiday Inn Express is situated at the entrance to Stockport rail station providing alternative accommodation out of the main Manchester City centre.

Six miles from the centre of Stockport is Manchester International Airport which connects the North West to a global market. Logistics hubs surround the airport area and further enhances the area and a place of choice for businesses who need access to such connectivity moving people or product around the globe.





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MERSEYWAY

Post Office (1)
Boots (2)
Costa (3)
Santander (4)
Lloyds (5)

REDROCK

The Gym (6)
Berretto (7)
Zizzi (8)
Mango Bean (9)
Pizza Express (10)
The Light (11)

ROYAL GEORGE VILLAGE

Mixed use commercial & residential development (12)

EDWARD STREET

Residential development (13)

OTHER KEY AMENITIES

Debenhams (14)
Travelodge (15)
Anytime Fitness (16)
McDonalds (17)
Holiday Inn (18)
Sainsbury's (19)





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STOCKPORT

Stockport is South Manchester's largest retail and commercial hub, hosting a diverse range of amenities and leisure facilities and in recent years, the town centre has undergone significant regeneration, with many new leisure and commercial developments being delivered, including the £45m retail and leisure scheme at Bedrock and £145m mixed use development at nearby Stockport Exchange.



SOUTH MANCHESTER'S LARGEST RETAIL AND COMMERCIAL HUB.



Proposed redevelopment of bus interchange



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**HILTON HOUSE
CONSISTS OF A
TWO, THREE AND
EIGHT STOREY
INTERCONNECTED
OFFICE BUILDING
WITH 67 CAR
PARKING SPACES.**



The part brick, glazed and clad building is accessed via two main entrances, directly off the car park, with individual offices suites from 962 sq ft to 8,366 sq ft offering great flexibility for office occupiers.

OFFICE ACCOMMODATION

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	NIA		GIA	
Floor	Sq Ft	Sq M	Sq Ft	Sq M
Basement	1,018	94.6	1,496	139.0
Ground	5,929	550.8	8,697	808.0
First	8,366	777.2	10,126	940.7
Second	6,922	643.1	8,487	788.5
Third	1,873	174.0	2,795	259.7
Fourth	1,873	174.0	2,795	259.7
Fifth	1,873	174.0	2,795	259.7
Sixth	1,882	174.8	2,795	259.7
Mezzanine	140	13.0	140	13.0
Seventh	962	89.4	1,828	169.8
TOTAL	30,838	2,865	41,954	3,897.8

*All floor areas have been provided by Survey Operations



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PLANS

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SITE PLAN

0.78 ACRES
(0.32 HECTARES)

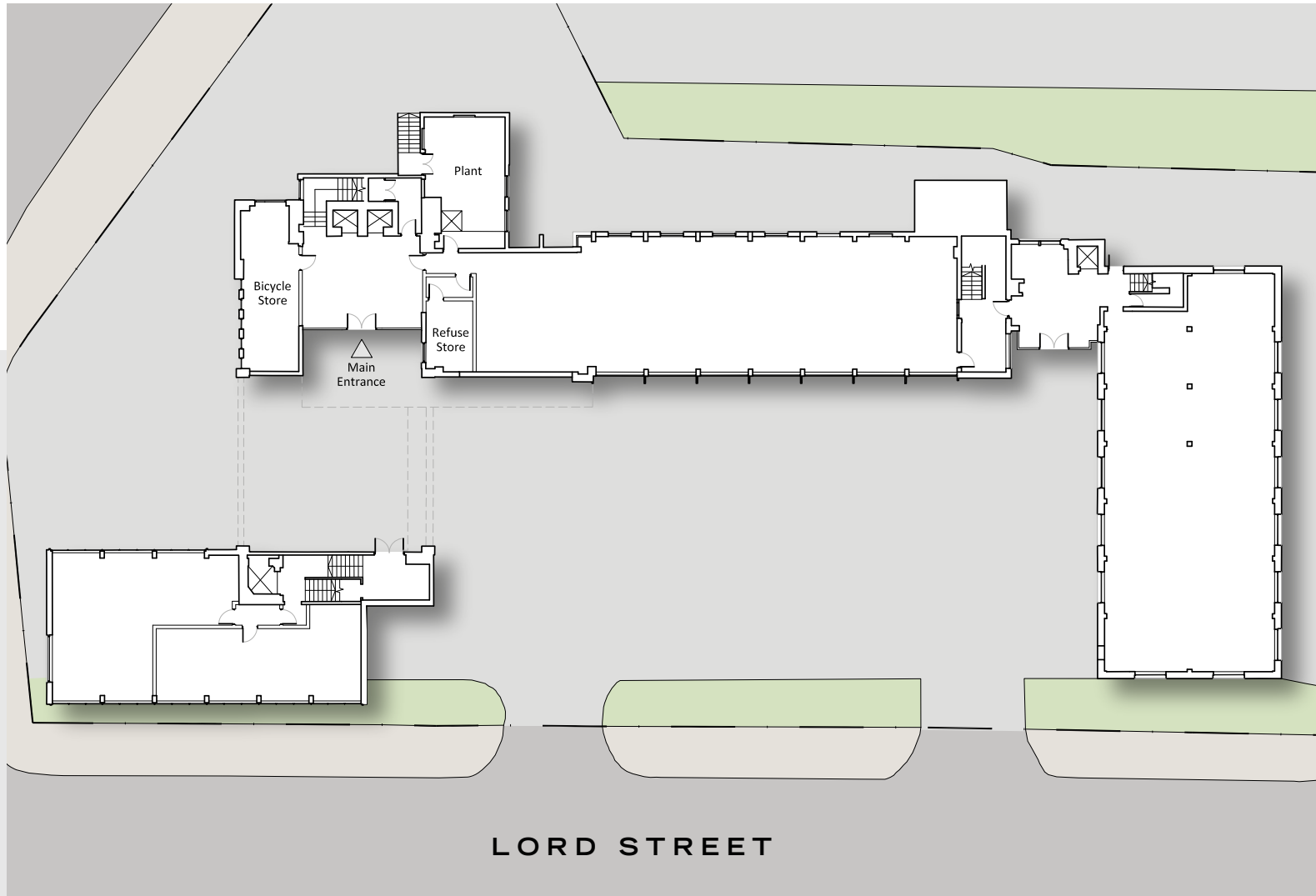
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GROUND FLOOR

5,929 SQ FT (550.8 SQ M) NIA

8,697 SQ FT (808.0 SQ M) GIA

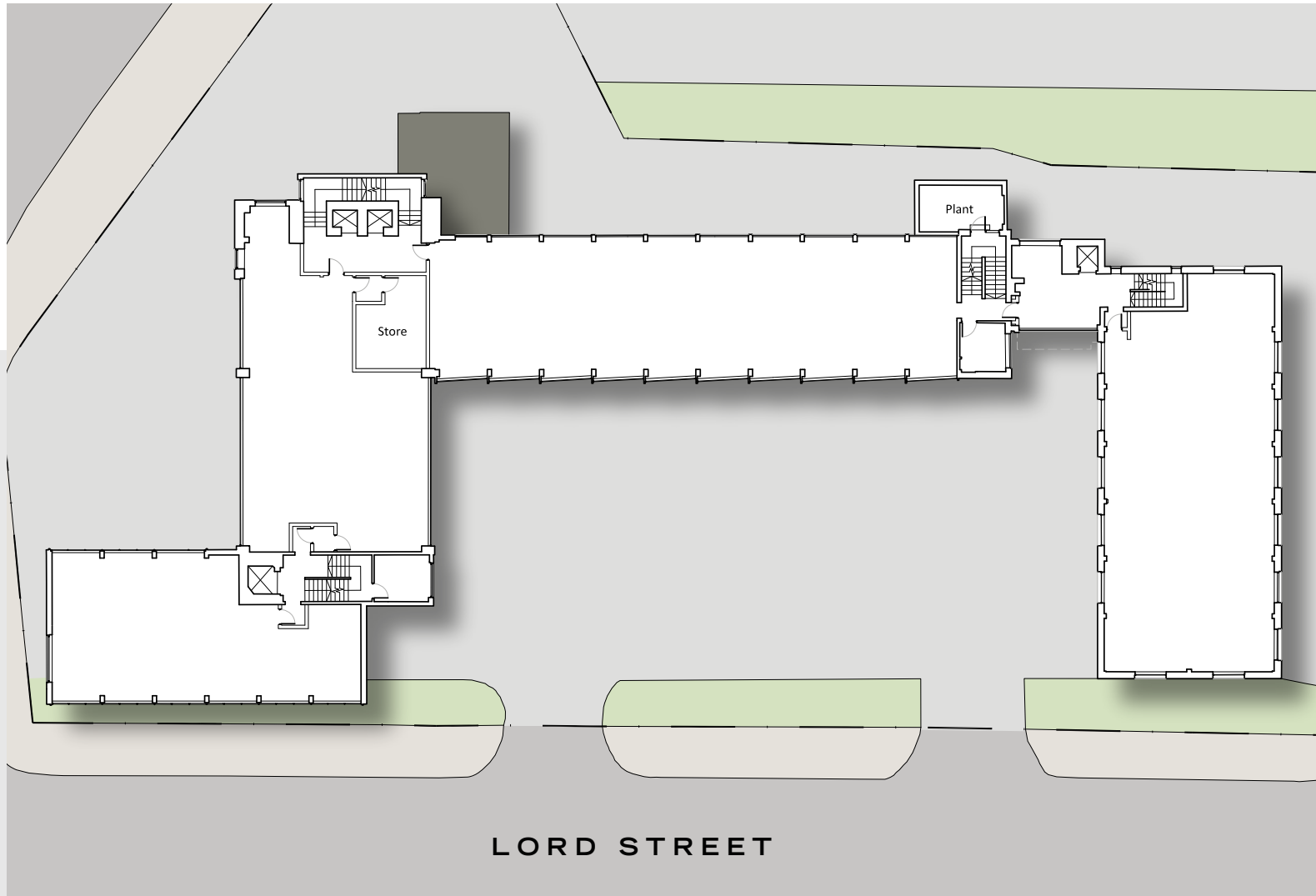
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LORD STREET

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FIRST FLOOR

8,366 SQ FT (777.2 SQ M) NIA
10,126 SQ FT (940.7 SQ M) NIA

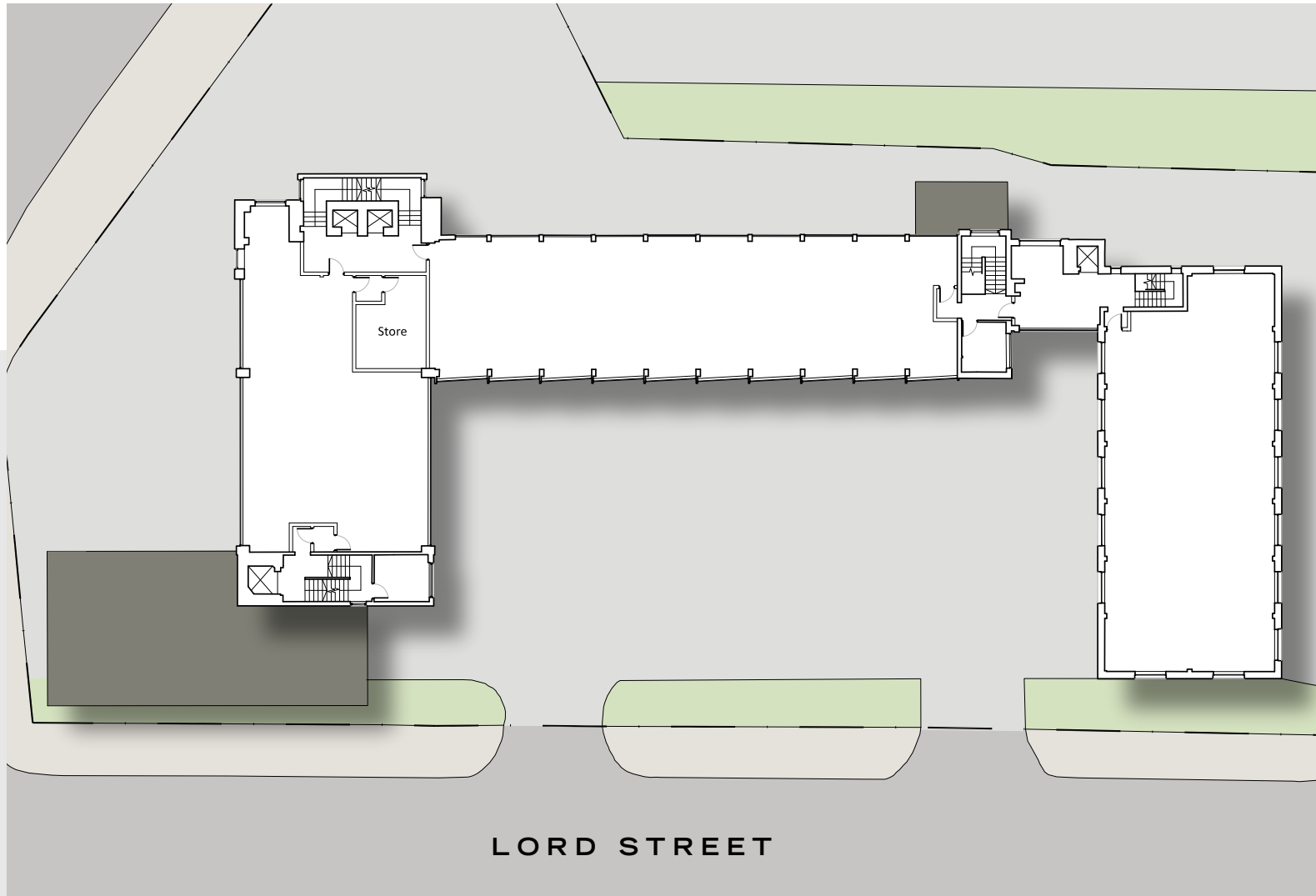
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SECOND FLOOR

6,922 SQ FT (643.1 SQ M) NIA

8,487 SQ FT (788.5 SQ M) GIA

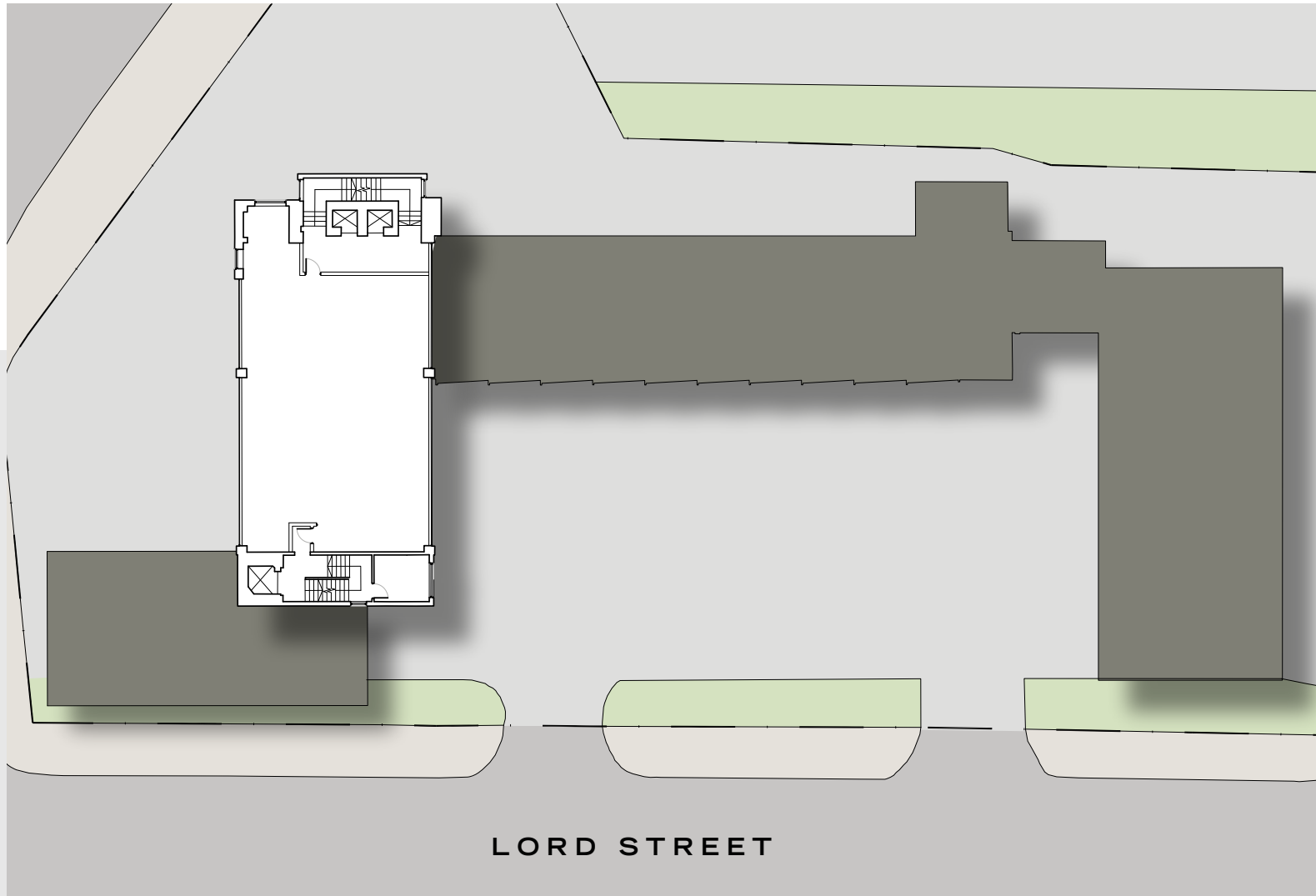
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THIRD TO SIXTH FLOORS

3RD - 5TH - 1,873 SQ FT (174 SQ M) NIA
2,795 SQ FT (259.7 SQ M) GIA

6TH - 1,882 SQ FT (174.8 SQ M) NIA
2,795 SQ FT (259.7 sq M) GIA

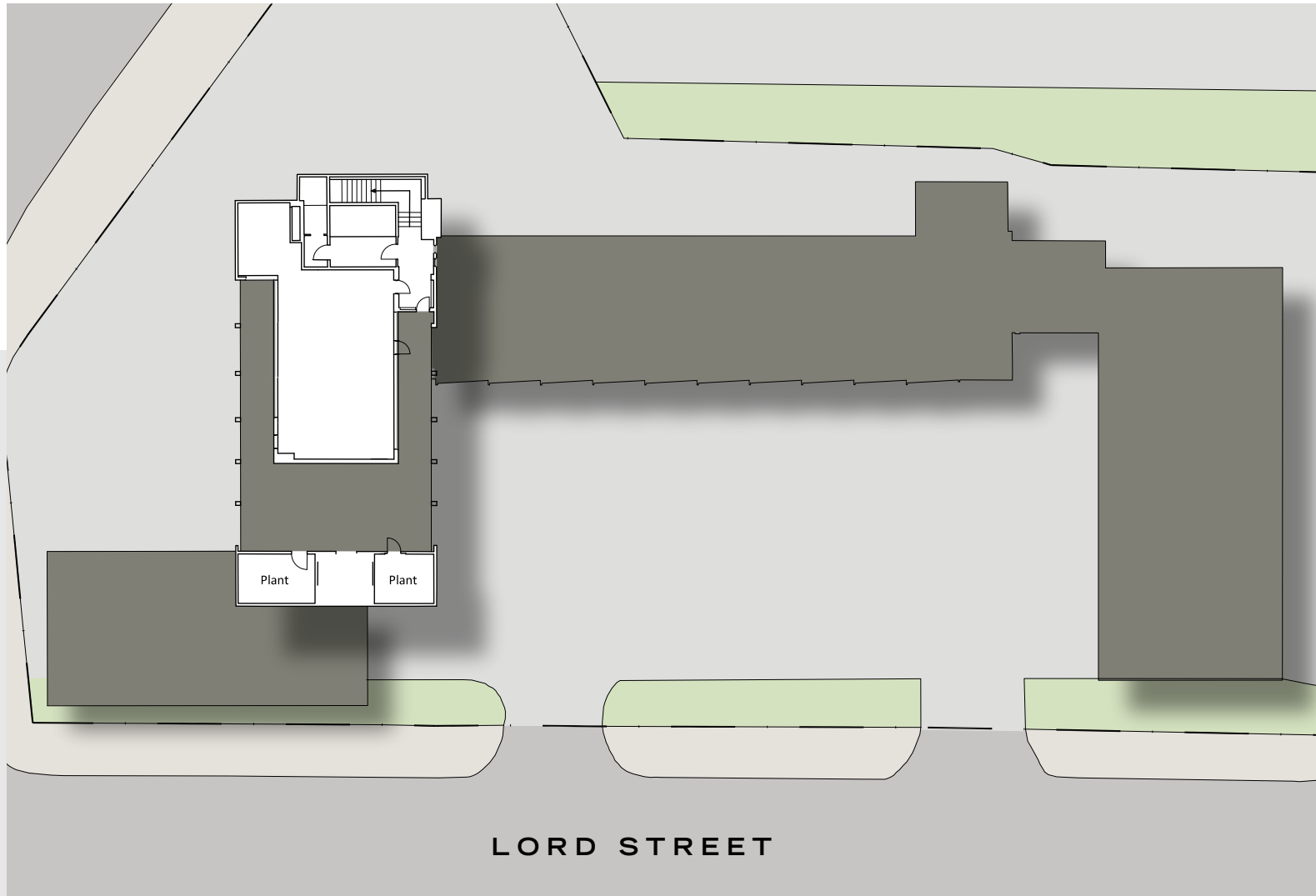
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SEVENTH FLOOR

962 SQ FT (89.4 SQ M) NIA

1,828 SQ FT (169.8 SQ M) GIA

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VAT

The sale of the property is subject to VAT.

EPC

The property has an EPC rating F.

TENURE

Hilton House is to be sold by way of a disposal of the long leasehold interest, dated 25th March 1983 for a term of 125 years, due to expire 24th March 2108.

The property is to be sold with vacant possession, albeit there is short term income from two existing leases to phone mast operators, due to expire in 2022 and 2023.

Tenant	Lease Expiry Date	Rent P.A.
Vodafone (Roof mast)	2/24/2022	£12,075
T-Mobile (Roof mast)	8/27/2023	£10,750

CONTACT

For further information please contact the sole agent:



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