



Suite 4, 1st Floor

Ashfield House
Cheadle
Stockport, SK8 1BB

**1,151
SQ.FT**



- Mix of general & private offices
- Central Cheadle village location
- On site parking for 2 cars TBC by Landlord
- Low RV: £7,300 - 100% SBRR available
- Air-conditioning heating/cooling
- New Lease available in house - Nil legal costs

Location

The Property is prominently located in the centre of Cheadle on Ashfield Road off High Street.

The property is a short drive to the A34 Cheadle/Gatley and less than one mile to Roscoes Roundabout.

To the rear of the property is the 191 space Massie Street East car park where contract parking may be available. Prospective Tenants should contact SMBC on 0161 217 6111.



Description/Accommodation

The property forms part of a three storey office building. The office occupies part of the first floor and benefits from entrance reception/waiting area, private meeting room, main open plan office with access to two private glazed offices and private kitchen facilities. The office benefits from internal security shutters and air-conditioning comfort heating and cooling. Male and female toilets are available in the communal areas.

Reception/waiting area: 12'6" x 12'9"

Meeting room: 12'6" x 8'5"

Main office: 27'4" x 16'4" overall.

Private glazed office 1: 10'6" x 9'2", Private glazed office 2: 10'6" x 11'9"

Kitchen: 9'6" x 14'5"

Rateable Value

Rateable Value: £7,300.

100% SBRR relief available - Nil payable rates.

Small Business Rates Relief may be available. Interested parties should contact SMBC on 0161 474 5188.

Terms

The property is available on a new Lease for a term of years to be agreed with rent reviews at 3 yearly intervals.

Rent/VAT

£15,000 pax/£1,250 pcm - PLUS VAT.

We understand that VAT is payable at Ashfield House.

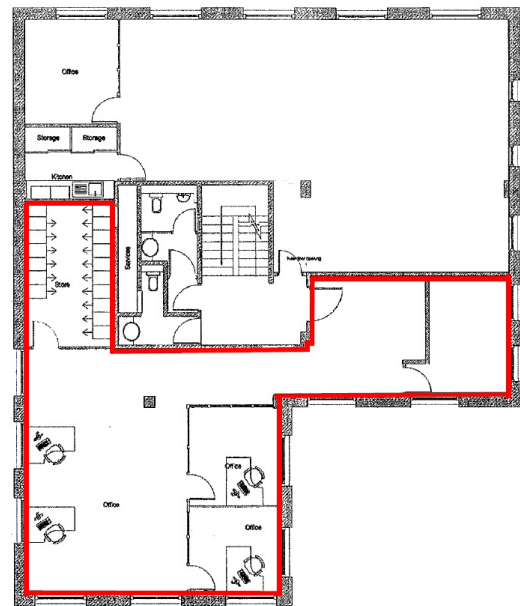
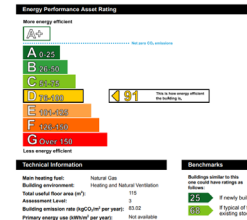
Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Suite 4: Approx £500 per year.

Service Charge

The Service Charge for Suite 4 is currently £4,600 per annum and is inclusive of electricity.

EPC Rating



Legal Costs

The Landlord will produce a Lease In-House with no applicable Legal costs associated with the letting.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. MARCH 2022.