

Stockport

Office 8, Marple House,
Stockport Road, SK6

To Let: 441 Sq.ft First floor office
premises in Marple House



Summary

Demise 1 Floor

Size 441 sq ft (40.97 sq m)

Rent £8,820 per annum

Rates Payable £5.66 per sq ft

Viewing strictly by prior appointment with MBRE

Summary

Available Size	441 sq ft
Rent	£8,820 per annum
Rates Payable	£5.66 per sq ft
Rateable Value	£5,100
VAT	Applicable
Legal Fees	Each party to bear their own costs. Landlord In-House Lease
EPC Rating	D

Key Features

- Fully refurbished offices located in Marple
- Secure 24 hour access controlled offices
- Central Marple location with parking close by
- Low RV's per office - 100% SBRR available
- Office 8: 441 Sq.ft - RV: £5,100 - Nil rates

Description

Marple House is a detached mixed office and retail premises located in the heart of Marple. The property benefits from a secure access controlled main entrance off Stockport Road along with access to communal kitchen and toilet facilities.

Office 8: 450 sq.ft - 16'4" x 27'11".

Location

Marple House is prominently located in the centre of Marple at the Stockport Road junction with Market Street (pedestrianised). To the rear is he 95 space Chadwick Street car park where contract parking may be available. SMBC Council - 0161 217 6111.

Rateable Value

SUITE 8 RV: £5,100 - 100% SBRR AVAILABLE.
Small Business Rates Multiplier 2025/26: 49.9p.
Interested parties contact SMBC - 0161 474 5188.

Terms

Available on a new effective full repairing & insuring Lease for a 12 month term.

Rent

£8,820 per annum - £735/month - Rent from £20/Sq.ft inclusive of Service Charge and utilities but excluding Building Insurance.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT is payable.

Utilities

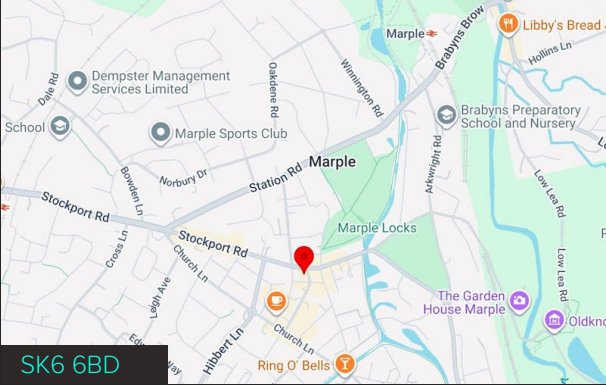
Gas, electricity, water and drainage. Utilities invoiced by Landlord.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Legal Costs

The Landlord will produce a Lease in house with no associated costs.



Viewing & Further Information



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