



## First & Second Floors

7 Buxton Road West  
Disley  
Stockport, SK12 2AE

**320 SQ.FT  
&  
810 SQ.FT**



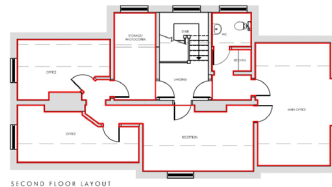
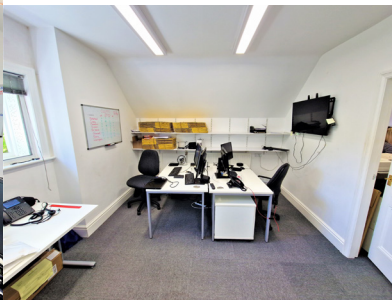
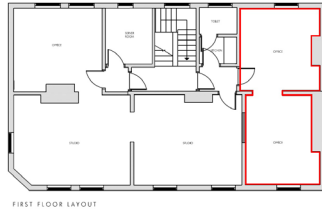
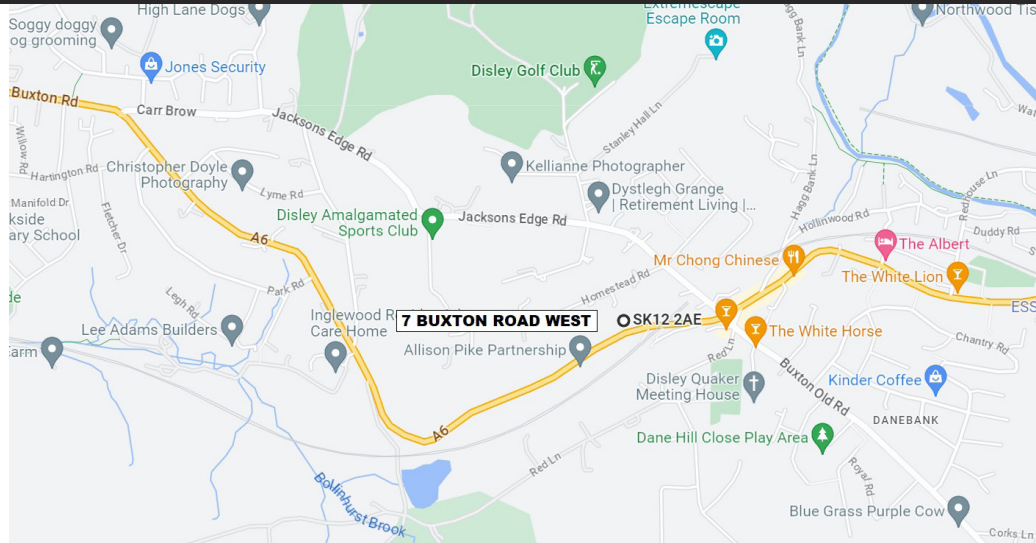
- First & Second floor office accommodation
- On site car parking to the rear of the office
- Located 2 minute walk to Disley train station
- FF: 320 Sq.ft - Two private offices combined
- SF: 810 Sq.ft - Four offices/store/kitchen/w.c
- All inclusive Rent/Service Charge/Insurance
- FF/SF available separately or combined
- Part of a multi-tenanted office building



## Location

The property is located fronting Buxton Road West a short 2 minute walk to Disley train station and Disley town centre. The property is located 2.5 miles from High Lane, 3.5 miles from Hazel Grove and 7 miles from Stockport.

- Stockport: 7 miles.
- Manchester: 30 minutes by train.



## Description/Accommodation

The offices are located on the first and second floors of a multi-tenanted office building which is home to Allison Pike Partnership - Architects & Interior Designers - and are available separately or combined. The first floor provides two interlinked offices which benefit from glazed door separating each office. The first floor office has access to communal kitchen and toilet facilities.

The second floor office is self contained and comprises main office, two private offices, reception/office, storage/copy room and benefits from private kitchen and toilet facilities.

Car parking is available to the rear with designated number of parking bays to be agreed with the Landlord.

First floor: 320 Sq.ft - Front office: 158 Sq.ft - 12'9" x 12'4", Rear office: 162 Sq.ft - 11'6" x 14'0".

Second floor: 810 Sq.ft - Office 1: 200 Sq.ft - 10'11" x 18'3", Office 2: 205 Sq.ft - 21'8" x 9'5", Mid office/reception: 163 Sq.ft - 10'0" x 16'3", store/copy room: 78 Sq.ft - 13'0" x 6'0", Office 3: 123 Sq.ft - 18'8" x 8'11", kitchen: 41 Sq.ft overall with access to toilet facilities.

## Rateable Value

Rateable value: Rates form part of the all inclusive rent.  
Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

## Rent/VAT

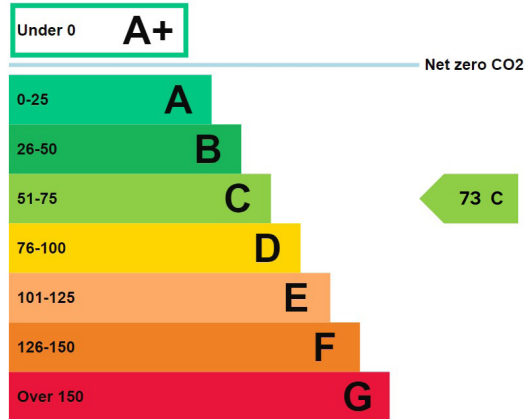
The offices are available separately or combined with the following applicable rents.

First floor: £6,000 per annum all inclusive.  
Second floor: £11,000 per annum all inclusive.  
First & Second floors combined: £15,750.  
We understand VAT is not payable at the property.

## Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant which forms part of the rent.

## EPC Rating



## Utilities

Mains services are available including gas, electricity, water and drainage which forms part of the rent.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant which forms part of the rent.

## Legal Costs

The Tenant will be responsible for a contribution of £500+VAT towards Landlords legal costs.

### 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. JULY 2023.