



Maxron House

Green Lane,
Romiley
Stockport, SK6 3JQ

**VARIOUS
SQ.FT**



- Offices located at first floor level
- Offices M4c/M5/M6b available
- Suitable for office or other uses TBA
- 2 year Licence Agreements - Nil legal costs
- Low RV's throughout - Nil rates payable
- Rent/Service Charge/Ins/Utilities payable
- Maxron House managed privately by Landlord
- External security shutters/Access control

Location

Maxron House is located opposite Aldi on Green Lane in Romiley which acts as a popular cut through road between Stockport Road and Hatherlow/Otterspool Road.

- Stockport: 3.5 miles away.
- Bredbury: 1 mile away.



Maxron House



Description/Accommodation

Maxron House is a two storey office building which with secure private and gated car park private parking. Offices M4c and M5a provide first floor offices with access to communal kitchen and toilet facilities.

M4c: 632 Sq.ft comprising three open plan office suites.

M5: 226 Sq.ft comprising one open plan office.

M6b: 203 Sq.ft comprising open plan office.

Office M4c benefits from 2 car parking spaces within the main secure on site car park subject to additional cost.

Office M5 benefits from 1 car parking space with the main secure on site car park subject to additional cost.

Office M6b benefits from 1 car parking space within the main secure on site car park subject to additional cost.

Rateable Value

M4c Rateable Value: £7,100 - 100% Rates Relief.
M5 Rateable Value: £3,600 - 100% Rates Relief.
M6: Rateable Value: £5,300 - 100% Rates Relief.
Small Business Rates Multiplier 2023/24: 49.9p.
Interested parties to contact SMBC - 0161 474 5188.

Terms

The offices are available on new simple Licence Agreements for a minimum term of 24 months or longer.

Rent/Service Charge

Rent: M4c: £6,500 pax - No VAT Payable
Rent: M5: £3,850 pax - No VAT Payable.
Rent: M6b: £3,200 pax - No VAT Payable.

S/C: M4c: £505.60 pa - No VAT Payable.
S/C: M5: £500.03 pa - No VAT Payable.
S/C: M6b: £149.60 pa - No VAT Payable.

EPC Rating

The EPC rating for Maxron House is D.
EPC available from Agents MBRE.

Building Insurance

M4c: £120.57 current year. No VAT Payable.
M5: £119.24 current year. No VAT Payable.
M6b: £37.36 current year. No VAT Payable.

Car Parking

Car parking bays area available subject to additional annual cost of £500/space/year.

Utilities

Mains services are available to the building including gas, electric, water and drainage.

The Landlord will invoice the Tenants directly in relation to a contribution to gas, electricity and water use based on square footage.

Legal Costs

The Landlord will provide a simple in house Licence Agreement with no applicable legal costs payable.

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. DECEMBER 2023.