



Marple House

Stockport Road
Marple
Stockport, SK6 6BD

**VARIOUS
SQ.FT**



- 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 2: 1,011 Sq.ft - RV: £9,600 - Nil rates
- Office 5a: 355 Sq.ft - RV: £7,800 - Nil rates
- Office 6: 365 Sq.ft - RV: £3,650 - Nil rates
- New Lease available - No premium

Location

Marple House is prominently located in the centre of Marple at the Stockport Road junction with Market Street (pedestrianised)

To the rear is the 95 space Chadwick Street car park where contract parking may be available. SMBC Council - 0161 217 6111.



Description/Accommodation

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 and is located close to the 95 space Chadwick Street car park. The offices benefit from access to refurbished communal kitchen and toilet facilities.

Suite 1: 936 Sq.ft - LET.

Suite 1a: 570 Sq.ft - LET.

Suite 2: 1,011 Sq.ft - AVAILABLE.

Suite 3: 1,033 Sq.ft - LET.

Suite 4: 1,270 Sq.ft - LET.

Suite 5: 452 Sq.ft - LET.

Suite 5A: 355 Sq.ft - AVAILABLE.

Suite 6: 365 Sq.ft - AVAILABLE.

Suite 7: 441 Sq.ft - LET.

Suite 8: 441 Sq.ft - LET.

Suite 9: 635 Sq.ft - 635 Sq.ft - LET.

Suite 10: 150 Sq.ft - AVAILABLE.

Rateable Value

SUITE 2 RV: £9,600 - 100% SBRR AVAILABLE.
SUITE 5A RV: £7,800 - 100% SBRR AVAILABLE.
SUITE 6 RV: £3,650 - 100% SBRR AVAILABLE.
Small Business Rates Multiplier 2023/24: 49.9p.
Interested parties contact SMBC - 0161 474 5188.

Terms

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

Rent

Rent from £20/Sq.ft inclusive of Service Charge and utilities but excluding Building Insurance.

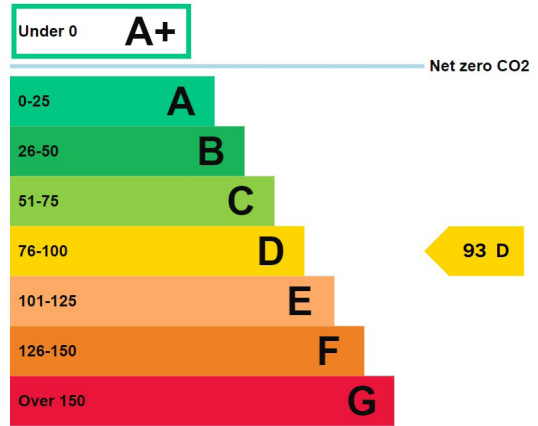
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage. Utilities invoiced by Landlord.

Building Insurance

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

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

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. MAY 2024.