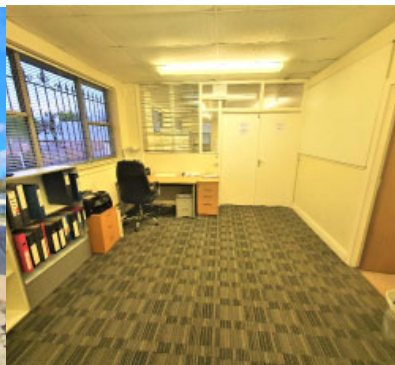




# M4a Maxron House

Green Lane, Romiley  
Stockport, SK6 3JQ

**845  
SQ.FT**



- Office/warehouse M4a located at first floor
- 2 car parking spaces included in the rent
- Suitable for office/warehouse/storage
- Licence agreements - Nil legal costs
- Low RV: £7,100 - Nil payable rates
- Rent/Service Charge/Ins/Utilities payable
- Maxron House managed privately by LL
- External tail lift leading to storage facility



## 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.



## Description/Accommodation

Maxron House is a two storey office building which with secure private and gated car park private parking. Office M4 provides FF offices with external loading lift suitable office, storage and warehousing uses.

Suite M4a: 845 Sq.ft comprising:

Main warehouse: 580 Sq.ft - 22'4" x 29'5" overall including access to rear tail-lift.

Main office: 177 Sq.ft - 11'10" x 14'10".

Kitchen: 88 Sq.ft - 10'4" x 8'8".

The first floor benefits from communal male and female toilet facilities.

The entrance lobby benefits from post boxes for each Tenant and additional kitchen and toilet facilities.

Office M4a benefits from 2 car parking spaces within the main secure on site car park.

## Rateable Value

Rateable value: £7,100.

Small Business Rates Multiplier 2021/22: 49.9p.

100% SBRR available - NIL PAYABLE RATES.

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

## Terms

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

## Rent

£8,500 per annum exclusive - £10/Sq.ft.

£708.33 per calendar month.

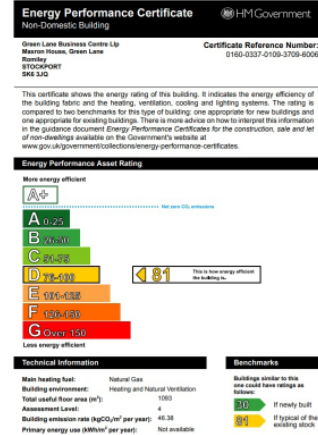
## VAT

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

## Service Charge

The service charge contribution applicable to office M4a is approx £632.07 for the current service charge year.

## EPC Rating



## Utilities

The Landlord will invoice the Tenant for utilities.

Gas: £659.40, Electricity: £1,271.70, water: £235.50.

## Building Insurance

The Building Insurance contribution applicable to office M4a is approx £139.06 for the current insurance year.

## 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 2021.