

TO LET

FIRST FLOOR OFFICE SUITES

FROM 450 - 2,600 SQ.FT.

SUITE 4-(1277 SQ.FT.)

Location

Prominently located in the centre of Marple town centre at the Stockport Road junction with Market Street (pedestrianised). The area is occupied by a mixture of National and local traders including Midland Bank, Natwest, Barclays Bank, Going Places, Greggs and Superdrug.

Description

Well appointed, first floor office suites, within a two storey retail and office building.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice the approximate gross internal areas are as follows:-

Floor Areas	Sq Ft	Sq M	Rent pa
Suite 4	1277	118	£9,577
Suite 5	895	83	£6,750
Suite 7	454	42	£3,600

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT.



Marple House

**Stockport Road
Marple, Stockport
SK6 6PD**



Service Charge:

All mains services are available to the property. A variable service charge is levied to cover the cost of heating, water, cleaning and maintaining the communal areas, kitchen, toilets and maintaining the structure and exterior of the building.

Insurance:

The tenant contributes towards the building insurance premium.

Business Rates:

The premises are assessed for Business Rates at the following Rateable Values:

Suite 4 £10,500

Suite 5 £7,200

Suite 7 £4,300

The rate in the pound for 2013/14 is 47.1p

Lease Terms

The property is available by way of a new lease for a term of years to be agreed.

Viewing and Further Information

Viewing by prior appointment:

Richard Owen – 0161 495 2040

richard@marylandsecurities.co.uk

For further details call us on 0161 495 20 40

www.marylandsecurities.co.uk

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