



Office M1/M11

Maxron House
Green Lane, Romiley
Stockport, SK6 3JQ

**217 SQ.FT
&
2,760 SQ.FT**



- Ground floor offices with on site car parking
- Offices M1 and M11 available to let
- Entrance hallway/post boxes/kitchen/toilets
- Secure entry control system/security shutters
- Rent/Service Charge/Building Insurance payable
- Rents from £10/Sq.ft for the whole ground floor
- Office M1: 2,760 Sq.ft / Office M11: 217 Sq.ft
- Simple 24 month Licence Agreements available

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 of traditional construction with brickwork elevations under a pitched roof and which benefits from secure private and gated car parking. Offices M1 is located on the ground floor and office M6a is located at first floor level.

M1: 2,760 Sq.ft comprising: Office 1 - 2,178 Sq.ft/Office 2 - 143 Sq.ft/Office 3 - 234 Sq.ft/Office 4 - 205 Sq.ft.

M11: 217 Sq.ft comprising private office plus store room - 18'3" x 11'3" overall.

All offices have access to communal toilet and kitchen facilities located on the ground floor.

Car parking is available and included within the rent at no extra cost. Number of spaces per office TBC.

Rateable Value

Rateable Values: £TBC.

OFFICES WILL NEED TO BE RE-RATED.

Small Business Rates Multiplier 2020/21: 49.9p.

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

M1: £10/Sq.ft.

M11: £3,400 per annum.

VAT

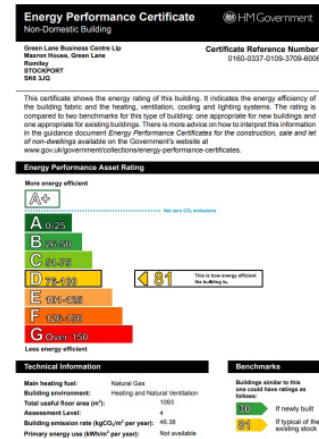
All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

M1: £2,064.51 per annum.

M11 £162.32 per annum.

EPC Rating



Utilities

M1: Gas - £2,153.90/Electric - £4,153.95/Water - £769.25.

M11: Gas - £169.40/Electric - £326.70/Water - £60.50.

Building Insurance

M1: £454.19 per annum.

M11: £35.71 per annum.

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. JULY 2021.