



## Units 26b&c/26d

Furness Vale Business  
Calico Lane  
Furness Vale, SK23 7SW

**893 SQ.FT  
&  
3,982 SQ.FT**



- Warehouses at Furness Vale Business Centre
- Units 26b&c: 3,982 Sq.ft/Unit 26D: 893 Sq.ft
- On site parking & 5 mins to the main A6
- 5 minute walk to Furness Vale train station
- Access to shared kitchen & toilet facilities
- Unit 26b/c RV: £9,300 - 100% SBRR - Nil rates
- Unit 26d RV: £TBC - Expected 100% SBRR
- Flexible Lease terms and affordable rents

## Location

Furness Vale Business Centre is located off Calico Lane close to Furness Vale Marina and is a short drive to Disley, High Lane and Whaley Bridge. Stockport is located approximately 10 miles away.

- Stockport: 10 miles.
- Buxton: 10 miles.
- M60: 10.5 miles.



## Description/Accommodation

The warehouses form part of Furness Vale Business Centre and provide ground floor accommodation with roller shutter access. Units 26b&c benefit from open plan accommodation, carpets throughout and access to private kitchen and toilet facilities. Unit 26d provides open plan warehouse storage accommodation with access to communal toilet facilities within the site.

Units 26b&c: 3,982 Sq.ft overall comprising 26b of 1,840 Sq.ft and 26c of 2,142 Sq.ft.

Unit 26d: 893 Sq.ft overall.

## Rateable Value

Units 26b&c Rateable Value: £9,300.

Unit 26d Rateable Value: £TBC.

Small Business Rates Multiplier 2026/27: 49.9p.

Interested parties should contact High Peak Borough Council: 0345 129 7777.

## Terms

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

## EPC Rating

Each office has it's own Energy Performance Certificate. Details available from Agents MBRE.

## 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 which forms part of the all inclusive rent.

## Rent

The Landlord will provide an all inclusive rent which includes rent, service charge, building insurance, water, gas but excluding electricity.

Units 26b&c: £3,200 pcm/£38,400 per annum.

Unit 26d: £730 pcm/£8,760 per annum.

## Utilities

Mains services are available including gas, electricity, water and drainage. Electricity billed separately.

## Building Insurance

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

## Legal Costs

The Landlord will produce an in-house Lease 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. MAY 2026.