MBRE

OFFICE TO LET







First Floor

Armstrong House
Swallow Street
Stockport,SK1 3LG

1,060 SQ.FT









- First floor self contained office with parking
- Providing 4 offices, kitchen & toilet facilities
- Located fronting St. Mary's Way near the A6
- Car park access off Swallow Street
- Expected low RV - Expected nil payable rates
- Rent/Insurance/Gas/Electric payable
- Low rent - £15,000 per annum/£1,250pcm
- New Lease / No Premium / Terms TBA

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Location

The property is located frontijng St. Mary's Way with access off Swallow Street and is a short drive to the main A6 and the M60 motorway.

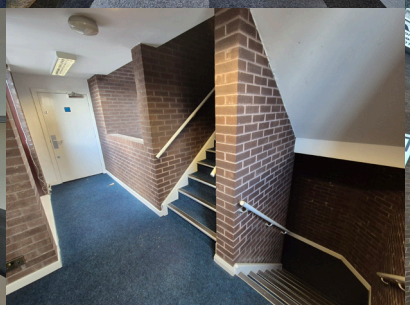
- Stockport: 1 mile.
- M60: 1 mile.
- Manchester: 7 miles.













Description/Accommodation

The property occupies the first floor of a mixed use office and trade counter warehouse premises with a mix of four various sized offices, kitchen and toilet facilities and on site car park.

Office 1: 385 Sq.ft - 28'3'' x 13'5''.

Office 2: 190 Sq.ft - 16'4'' x 11'8''.

Office 3: 168 Sq.ft - 15'6'' x 10'10''.

Office 4: 256 Sq.ft - 13'2'' x 19'4''.

Kitchen: 60 Sq.ft - 6'10'' x 8'6''.

Male and female toilets.

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Rateable Value

Rateable value: £TBC
Small Business Rates Multiplier 2026/27: 43.2p.

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

Terms

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

Rent

£15,000 per annum exclusive.
£1,250 per calendar month.

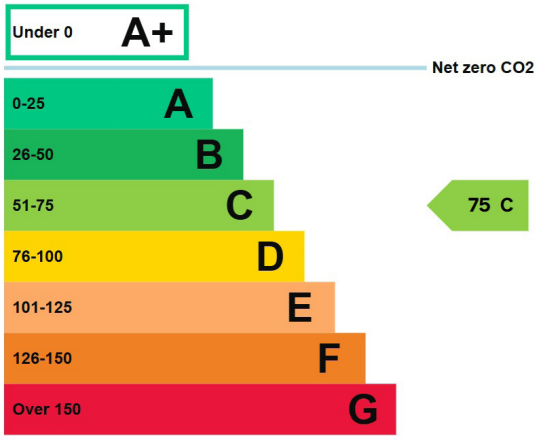
VAT

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

Service Charge

The Landlord may 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.

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. OCTOBER 2026.

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Regent House | Heaton Lane | Stockport | SK4 1BS
andy@mbre.space | www.mbre.space
Tel: 0161 850 1111 | Mob: 07949 119 951