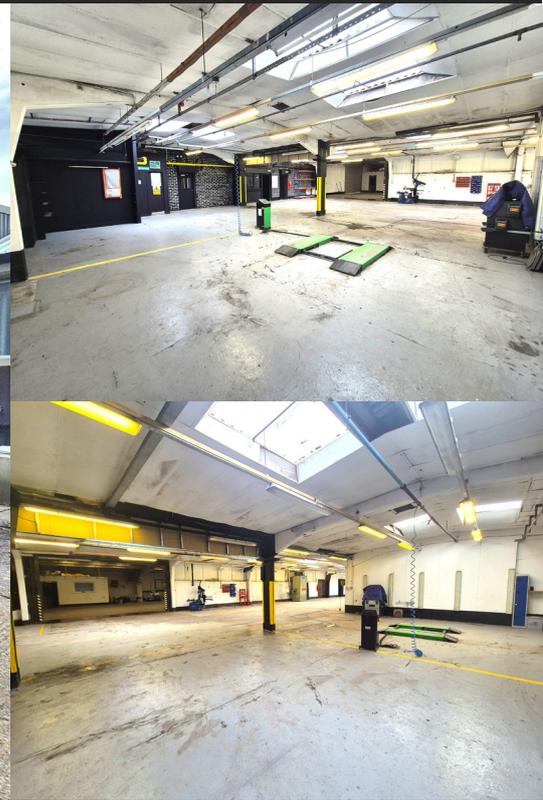


# MBRE

# CAR REPAIR/WAREHOUSE TO LET



**L3 & L4**  
Lancashire House  
Green Lane  
Romiley, SK6 3LJ

**11,155  
SQ.FT**



- Car repair/MOT workshop with spray booth
- Car parking for 8 vehicles at no extra cost
- Additional parking available at £500/space
- Two warehouse bays with offices & storage
- Self contained with toilets/kitchen area
- Secure gated site with electric roller shutter
- £5.50/Sq.ft - £5.00/Sq.ft first 6 months
- New Lease/No Premium/Fully available

## Location

Lancashire House is located on Green Lane forming part of the Green Lane Business Centre close to Romiley village centre and 1.5 miles from the M60 motorway at Bredbury.

- Stockport: 3.5 miles.
- Marple: 3 miles.
- J25 Bredbury: 1.5 miles.



## Description/Accommodation

L3 & L4 Lancashire House provides a single storey car repair body shop/warehouse/light industrial workshop unit with offices, reception, store rooms and forms part of the Green Lane Business Centre. The units benefit from 8 car parking spaces included within the annual rent and use of the on site car park with allocated spaces available at additional cost.

L3: 4,235 Sq.ft overall - 86'10" x 48'9".

L4: 6,920 Sq.ft overall - 57'3" x 117'6" plus 10'5" x 13'5".

L3 benefits from a single full height electronic roller shutter security door along with reception entrance which also benefits from external manual roller shutter. L3 benefits from an in situ spray booth.

L4 benefits from an in situ MOT ramp, private offices and store rooms, toilet facilities and external fire escape with manual roller shutter. Externally the communal yard benefits from a secure lockable steel gate.

## Rateable Value

Rateable value: £TBC.

Small Business Rates Multiplier 2025/26: 49.9p.

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

£5.00/Sq.ft First 6 months - £55,775.00. PLUS VAT.

£5.50/Sq.ft - £61,352.50 pax. PLUS VAT.

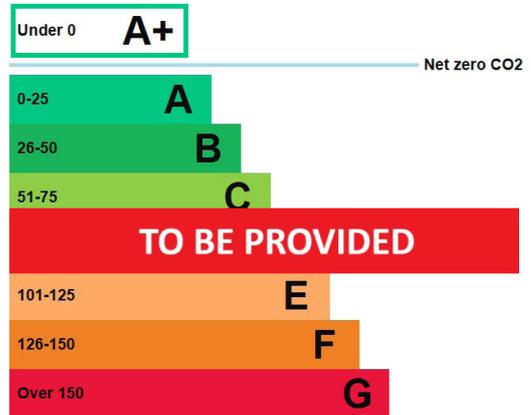
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is payable at the property.

## Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. £4,242.36 plus VAT current year.

## EPC Rating



## Utilities

Gas, electricity, water and drainage available.

## Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. £1,825.12 plus VAT.

## 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. FEBRUARY 2026.