



Suite 2 Ground Floor

Ashfield House
Ashfield Road
Cheadle, SK8 1BB

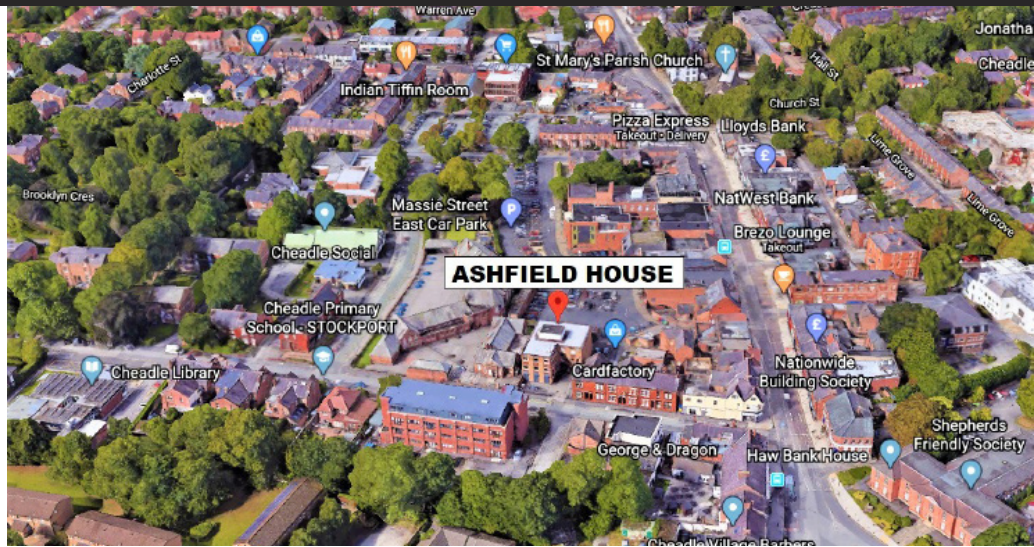
**635
SQ.FT**



- Ground floor office premises in Cheadle
- External security shutters/on site parking
- Low RV: £6,900 - 100% SBRR - Nil rates
- Fully air conditioned office/24 hour access
- Open plan & private offices/kitchen facility
- Perimeter trunking/Cat 2 lighting/carpeted
- Excellent motorway access Roscoes roundabout
- Central Cheadle village location close to shops

Location

Ashfield House is located fronting Ashfield Road in the heart of Cheadle village approximately 8 miles south of Manchester and 2 miles west of Stockport. Junctions 2 & 3 of the M60 motorway is within 1 mile of the property.



Description/Accommodation

Ashfield House is a modern three storey self contained office building which benefits from impressive entrance foyer and provides flexible open plan and cellular office accommodation.

Each floor benefits from male and female toilets. Features include perimeter trunking, suspended ceilings and cat 2 lighting.

Main office: 18'11" x 18'0" including private kitchenette.

Private office 1: 11'2" x 8'9".

Private office 2: 18'4" x 9'5" plus 1'4" x 8'10".

The property provides internal manual security shutters.

Car parking may be available subject to availability to be confirmed with the Landlord and contract parking may be available at Massie Street East Car Park - Contact SMBC: parking@stockport.gov.uk.

Rateable Value

Rateable value: £5,400.

Small Business Rates Multiplier 2026/27: 49.9p.

100% SBRR available - nil payable rates.

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 term of years to be agreed.

Rent

£10,500 per annum exclusive. VAT is payable.

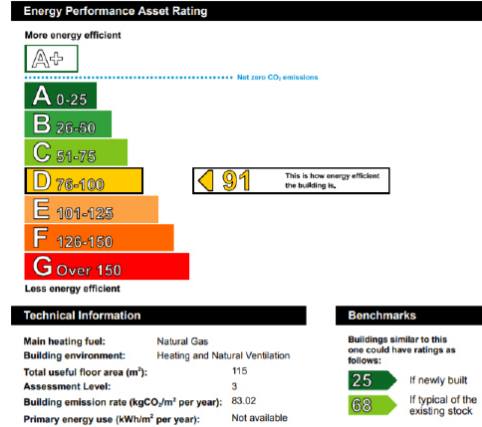
VAT

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

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Suite 2: £2,750 per annum.

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. Suite 2: £360 per annum.

Legal Costs

The Landlord will issue a Lease in house with each party responsible for their own costs.

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.