



Maxron House

Green Lane
Romiley
Stockport, SK6 3JQ

**200
SQ.FT**



- Office M6b located at first floor level
- 1 x car parking space available at £500/year
- Low cost flexible office accommodation
- Licence agreements - Nil legal costs
- Low Rateable Value - £2,175 Nil payable rates
- Providing one open plan office at first floor
- Forming part of Green Lane Business Centre

Location

Maxron House is located opposite Aldi on Green Lane 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 under a pitched roof. The office has been sub-divided to provide a number of private and secure office suites. The property benefits from secure main access door intercom system opening up into a communal ground floor foyer with stairs to first floor. The office also benefits from secure private and gated car park to the right of the main office building with parking for office Tenants.

Office M6B is located at first floor level and provides one open plan office with radiator heating which form part of the communal heating system, windows with blinds and the suite is carpeted.

Suite M6B: 200 Sq.ft - 15'10" x 12'5".

Rateable Value

Rateable value: £2,175.

Small Business Rates Multiplier 2026/27 - 0.499p.

100% SBRR available - Nil payable rates.

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

£3,900 per annum exclusive - VAT is payable.

£75 per week - VAT is payable.

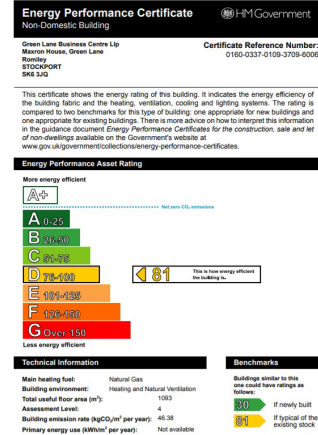
VAT

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

Service Charge

The service charge contribution applicable to office M6b is approx £476.79 for the current service charge year.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage. M6b pays 2.17% towards total costs.

Building Insurance

The Building Insurance contribution applicable to office M6b is approx £49.01 for the current insurance year.

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. APRIL 2026.