



Sovereign House

The Bramhall Centre
Village Square, Bramhall
Stockport, SK7 1AW

**148 SQ.FT
UP TO
718 SQ.FT**



- A selection of private offices with facilities
- Whole floor potentially available as one suite
- A total of 12 offices - 148 Sq.ft to 718 Sq.ft
- Total first floor office space of 3,093 Sq.ft
- All inclusive flexible rental agreements
- Low RV's - Nil payable business rates
- Located in the centre of Bramhall village
- Car parking may be available - £TBA.

Location

The property is located forming part of The Bramhall Centre at Village Square in the centre of Bramhall which comprises a mix of commercial retail, leisure and offices operators close to town centre car parks and local amenities.

- Stockport: 4 miles.
- A555: 0.5 miles.



Description/Accommodation

Sovereign House is located within Bramhall village square and forms part of a mixed use commercial retail, office and leisure complex. The office benefits from secure ground floor entrance foyer with stairs to the first floor.

The first floor provides 12 open plan offices ranging from 148 Sq.ft up to 718 Sq.ft with access to kitchen and toilet facilities. The offices can be taken as a whole which provides an overall net floor area of 3,093 Sq.ft.

Car parking may be available subject to separate negotiation with a maximum of 1 space per office.

- Office 1A: 250 Sq.ft.
- Office 3: 194 Sq.ft.
- Office 4: 148 Sq.ft.
- Office 5: 206 Sq.ft.
- Office B: 204 Sq.ft.
- Office C: 718 Sq.ft.

Rateable Value

Rateable values: All RV's are below £12,000.
Small Business Rates Multiplier 2024/25: 49.9p.
100% SBRR AVAILABLE - NIL PAYABLE RATES.
Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

Terms

Offices are available on all inclusive Lease agreements for a minimum 12 month term.

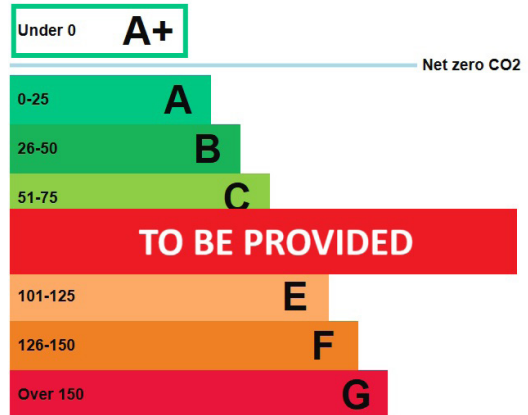
Rent/VAT

Office 1A: £6,250 per annum all inclusive.
Office 3: £5,820 per annum all inclusive.
Office 4: £4,440 per annum all inclusive.
Office 5: £6,180 per annum all inclusive.
Office B: £6,120 per annum all inclusive.
Office C: £17,950 per annum all inclusive.
Whole Office: £39,000 per annum exclusive.

Service Charge

The Service Charge is included within the all inclusive rent.

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

Each party will be responsible for the payment of their own legal 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. JUNE 2025.