



# Office 4, Second Floor Rohan's House 92 Wellington Road South Stockport, SK1 3UH

**153  
SQ.FT**



- Second floor 153 Sq.ft/14.21 Sq.m office
- All inclusive rent of £500 pcm/£6,000 pax
- Secure renovated offices in Stockport centre
- Secure fob/intercom access control system
- Access to kitchen/male & female toilets
- Potential to rent a meeting room daily
- Located close to Stockport bus/train stations
- 6-12 month agreements/No VAT payable

## Location

The property is located fronting the main A6 Wellington Road South in the centre of Stockport close to the junction of Greek Street and Edward Street.

- M60: 0.5 miles.
- Manchester: 7 miles.
- Stockport station: 5 minute walk.



## Description/Accommodation

The property provides office accommodation forming part of Rohan's House and the available office occupies the second floor and benefits from access to male and female toilets, communal kitchen facilities and there is the possibility to rent the meetign room on a daily basis subejct to additonal cost, to be agreed.

Office: 153 Sq.ft/14.21 Sq.m - 9'2" x 16'5".

The office benefits from an access control fob system to enter the building along with intercom access control within the office.

Externally the main office door has an electronic security roller shutter.

Office opening hours are 9am to 6pm Monday to Friday and 10:30am to 4pm on Saturday.

## Rateable Value

Rateable value: £9,000.

Small Business Rates Multiplier 2025/26: 49.9p.

RATES CONTRIBUTION INCLUDED IN THE RENT.

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

## Terms

The property is available on a new Lease for a minimum 6-12 month term.

## Rent

£6,000 per annum all inclusive.

£500 per calendar month all inclusive.

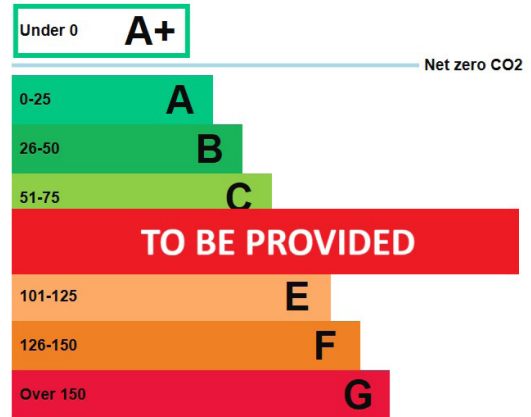
## VAT

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. SEPTEMBER 2025.