



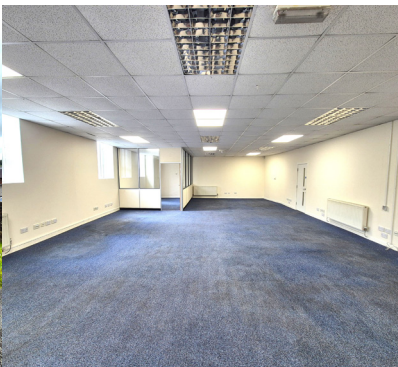
Offices 22b/23b/23c/23d

Furness Vale Business Centre

Calico Lane

Furness Vale, SK23 7SW

FROM
159 SQ.FT



- Offices at Furness Vale Business Centre
- Offices from 159 Sq.ft up to 1,207 Sq.ft
- On site parking & 5 mins to the main A6
- 5 minute walk to Furness Vale train station
- Access to shared kitchen & toilet facilities
- Gas central heating/Hi speed internet/Wi-Fi
- Flexible Lease terms and affordable rents
- Available for day lets/short term/long term

Location

Furness Vale Business Centre is located off Calico Lane close to Furness Vale Marina and is a short drive to Disley, High Lane and Whaley Bridge. Stockport is located approximately 10 miles away.

- Stockport: 10 miles.
- Buxton: 10 miles.
- M60: 10.5 miles.



Description/Accommodation

The offices are available furnished or unfurnished and benefit from on site car parking, access to shared kitchen and toilet facilities, gas central heating, high speed internet/Wi-Fi and are available on flexible Lease terms to be agreed.

Office 22B: 1,307 Sq.ft overall - Occupying the first floor of the main building and available unfurnished.

Office 23B: 345 Sq.ft overall - First floor accessed via stairwell and available furnished.

Office 23C: 159 Sq.ft overall - First floor accessed via stairwell and available furnished.

Office 23D: 397 Sq.ft overall - First floor accessed via stairwell and available furnished.

Rateable Value

22b RV: £TBC.

23b RV: £2,600.

23c RV: £1,325.

23d RV: £3,150.

Small Business Rates Multiplier 2026/27: 49.9p.

Contact High Peak Borough Council: 0345 129 7777.

Terms

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

Service Charge

The Landlord will levy a Service Charge payable from the commencement of the Lease including within the rent.

Building Insurance

The Landlord will recharge Building Insurance from the commencement of the Lease including within the rent.

EPC

Each office has it's own Energy Performance Certificate. Details available from Agents MBRE.

All Inclusive Rent

The Landlord will invoice Tenants on an all inclusive monthly basis as follows:

Office 22B: £1,500 pcm - £18,000 per annum.

Office 23B: £450 pcm - £5,400 per annum.

Office 23C: £270 pcm - £3,240 per annum.

Office 23D: £500 pcm - £6,000 per annum.

Utilities

Mains services are available including gas, electricity, water and drainage. Electricity billed separately.

Legal Costs

The Landlord will produce an in-house Lease 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. MAY 2026.