



# Office 1

The Old Courtyard  
103 Buxton Road  
High Lane, SK6 8DX

**935  
SQ.FT**

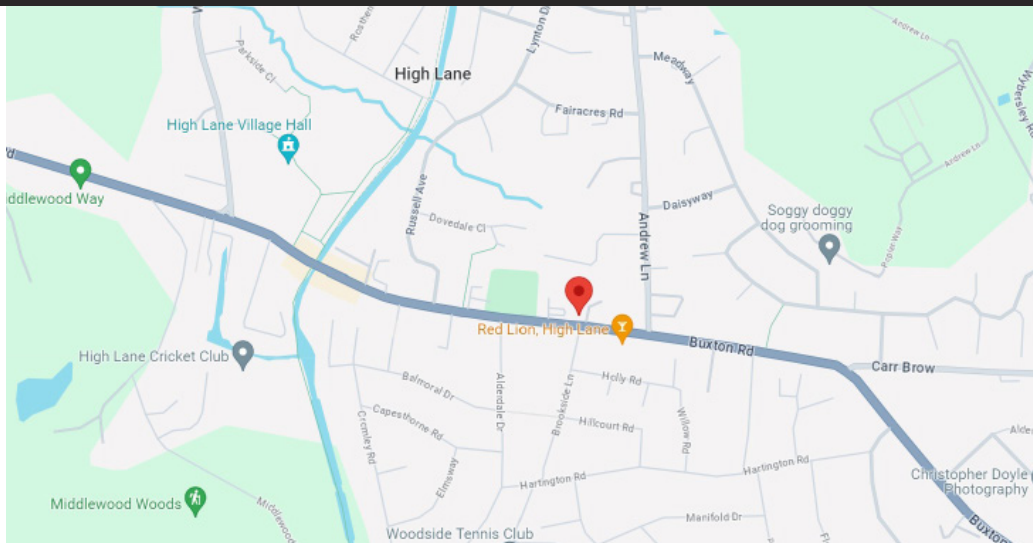


- Prominent landmark office building
- Ground floor office with on site car parking
- Fully refurbished September 2026
- Open plan office with private office & store
- Private kitchen, male/female toilets facilities
- Internal electric & manual security shutters
- Low RV: £7,700 - 100% SBRR - Nil rates
- New Lease / No Premium / Fully available

## Location

The property is located fronting Buxton Road in the centre of High Lane and is a short drive to the centres of Disley, Hazel Grove and the new A555 Manchester Airport Eastern Link Road

- Stockport: 5 miles.
- A555: 2.5 Miles.



## Description/Accommodation

The property provides a ground floor office premises which benefits from a large on site car park located in the centre of High Lane. The property has been fully refurbished in September 2026 and benefits from private entrance, main open plan office, private smaller office with access to store/server room plus private kitchen and unisex toilet facilities.

Office 1, The Old Courtyard - 935 Sq.ft overall comprising:-

Main office: 490 Sq.ft - 29'3" x 18'0" less 4'2" x 9'2".

Private office: 230 Sq.ft - 15'7" x 14'7".

Store/server room: 125 Sq.ft - 14'7" x 4'2" plus 8'4" x 7'7".

Kitchen: 58 Sq.ft - 7'7" x 7'7".

Corridor: 32 Sq.ft.

## Rateable Value

Rateable value: £7,700.

Small Business Rates Multiplier 2026/27: 43.2p.

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 minimum 3 year term.

## Rent/VAT

£15,000 per annum exclusive.

VAT is payable.

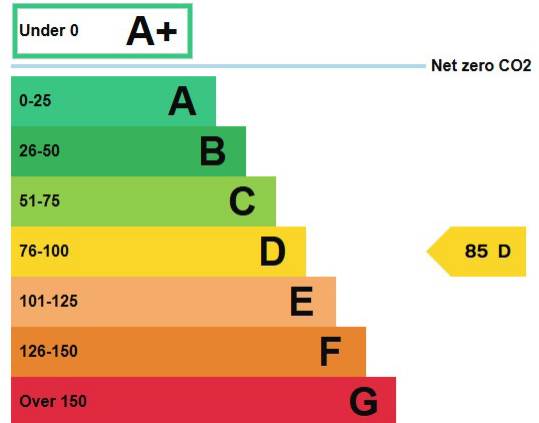
## Car Parking

A number of car parking spaces will be included within the rent with extra spaces available at additional cost.

## Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

## EPC Rating



## Utilities

The Landlord will invoice the Tenant for utilities used.

Electricity & Water: Sub-meter. Gas: % of total usage.

## 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 2026.