

Cheadle

Suite 3, Ashfield House, SK8

To Let: 1,173 Sq.ft First floor office premises with open plan office, private office & kitchen



Summary

Demise 1 Floor

Size 1,173 sq ft (108.98 sq m)

Rent £15,000 per annum

Rates Payable £5.32 per sq ft

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1,173 sq ft
Rent	£15,000 per annum
Rates Payable	£5.32 per sq ft
Rateable Value	£12,500
VAT	Applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	B

Key Features

- Open plan office with private glazed office and private kitchen
- Central Cheadle village location
- On site car parking for 2 cars TBC by the Landlord
- Low RV: £12,500 - Sliding scale rates relief available
- Air conditioning with heating/cooling facilities
- New Lease available - no premium - terms to be agreed
- Suite capable of being split to provide two separate offices

Description

The property forms part of a three storey office building. The office occupies part of the first floor and benefits from main open plan office with one private glazed office and private kitchen facilities.

The office benefits from internal security shutters and air-conditioning comfort heating and cooling.

Male and female toilets are available in the communal areas.

Main office: 41'11" x 27'3" less 16'4" x 9'2".

Private glazed office: 11'9" x 9'4".

Kitchen: 9'4" x 6'8".

Location

The Property is prominently located in the centre of Cheadle on Ashfield Road off High Street.

The property is a short drive to the A34 Cheadle/Gatley and less than one mile to Roscoes Roundabout.

To the rear of the property is the 191 space Massie Street East car park where contract parking may be available. Prospective Tenants should contact SMBC on 0161 217 6111.

Rateable Value

Rateable Value: £12,500/

100% SBRR relief available - Nil payable rates.

Small Business Rates Relief may be available. Interested parties should contact SMBC on 0161 474 5188.

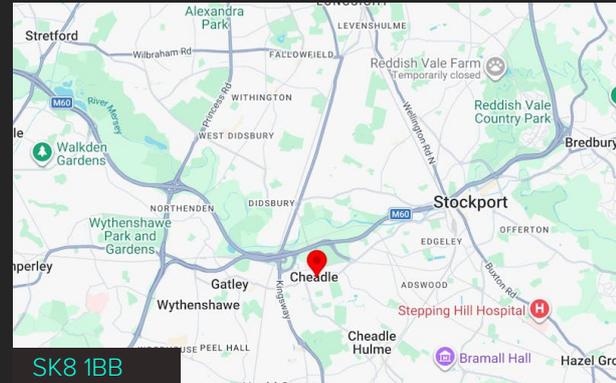
Terms

The property is available on a new Lease for a term of years to be agreed with rent reviews at 3 yearly intervals.

Rent

£15,000 pax/£1,250 pcm - PLUS VAT.

We understand that VAT is payable at Ashfield House.



Viewing & Further Information



Andy Thornton

0161 850 1111 | 07949 119 951

andy@mbre.space

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 04/02/2026

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

Service Charge

The Landlord will levy a Service Charge which is payable by the Tenant for the duration of the Lease.

EPC Rating

B

Utilities

Services include electricity, water and drainage. Electricity is invoiced by the Landlord based on square footage.

Legal Costs

The Tenant will be responsible for a contribution of £500+VAT towards Landlord legal costs associated with the new Lease.



