

# Stockport

Office 8, Marple House,  
Stockport Road, SK6

To Let: 450 Sq.ft First floor office  
premises in Marple House



## Summary

**Demise** 1 Floor

**Size** 450 sq ft (41.81 sq m)

**Rent** £9,000 per annum

**Rates Payable** £5.66 per sq ft

**Viewing** strictly by prior appointment with MBRE

## Summary

<b>Available Size</b>	450 sq ft
<b>Rent</b>	£9,000 per annum
<b>Rates Payable</b>	£5.66 per sq ft
<b>Rateable Value</b>	£5,100
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs. Landlord In-House Lease
<b>EPC Rating</b>	D

## Key Features

- Fully refurbished offices located in Marple
- Secure 24 hour access controlled offices
- Central Marple location with parking close by
- Low RV's per office - 100% SBRR available
- Office 8: 450 Sq.ft - RV: £5,100 - Nil rates

## Description

Marple House is a detached mixed office and retail premises located in the heart of Marple. The property benefits from a secure access controlled main entrance off Stockport Road along with access to communal kitchen and toilet facilities.

Office 8: 450 sq.ft - 16'4" x 27'11".

## Location

Marple House is prominently located in the centre of Marple at the Stockport Road junction with Market Street (pedestrianised). To the rear is the 95 space Chadwick Street car park where contract parking may be available. SMBC Council - 0161 217 6111.

## Rateable Value

SUITE 8 RV: £5,100 - 100% SBRR AVAILABLE.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties contact SMBC - 0161 474 5188.

## Terms

Available on a new effective full repairing & insuring Lease for a 12 month term.

## Rent

Rent from £20/Sq.ft inclusive of Service Charge and utilities but excluding Building Insurance.

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT is payable.

## Utilities

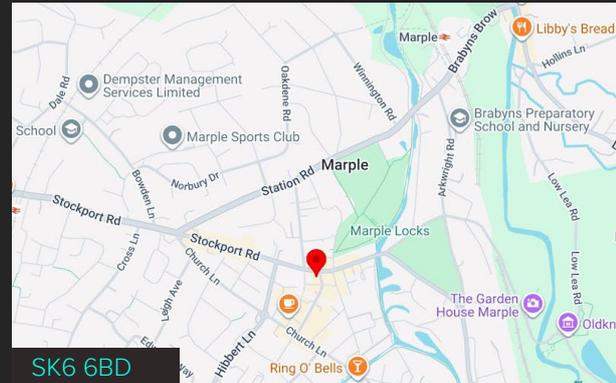
Gas, electricity, water and drainage. Utilities invoiced by Landlord.

## Building Insurance

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

## Legal Costs

The Landlord will produce a Lease in house with no associated costs.



## 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 06/02/2026