



**To Let: Various Office Suites from 375 sq ft upwards. Located in the centre of Marple, close to all local amenities.**

**First Floor Marple House,  
Stockport Road  
Marple, Stockport SK6 6BD**





### 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. Tenants should contact SMBC on 0161 217 6111.

### Description:

Marple House is a detached mixed retail and office premises, located in the centre of Marple. The property benefits from a secure access control door from Stockport Road. With the property being so central, all amenities are readily available. The offices are located on the first floor, and has been refurbished to a high standard.

### Property Details

|                       |   |
|-----------------------|---|
| <b>Size / Rent</b>    | Suite 1 - 945 sq ft      £11,000 per annum exclusive<br>Suite 3 - 1,172 sq ft    £11,000 per annum exclusive<br>Suite 5 - 375 sq ft      £ 4,500 per annum exclusive.<br>Suite 5A- 480 sq ft     £ 5,750 per annum exclusive. |
| <b>Service Charge</b> | There is a service charge of approx £3 per sq ft payable  |
| <b>Availability</b>   | Available Immediately   |
| <b>Lease Terms</b>    | The property is available on flexible terms.  |
| <b>Services</b>       | We understand that all mains services are connected to the premises, including electricity, water and gas.  |
| <b>Legal Costs</b>    | Each Party are responsible for their own legal fees   |
| <b>Rateable Value</b> | For information relating to the Rateable Value go to <a href="http://www.voa.gov.uk">www.voa.gov.uk</a>   |

### Contact us

☎ John Poole 0161 477 0444

✉ [jpoole@impey.co.uk](mailto:jpoole@impey.co.uk)

### IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

**PLEASE NOTE:** Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed 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. (iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.