



115 Lapwing Lane West Didsbury Manchester, M20 6UR

**167 Sq.ft
&
330 Sq.ft**



- Fully refurbished 2-3 & 4-6 person offices
- Located on the first & second floors
- All inclusive offices with simple agreements
- New communal kitchen/break out facilities
- Minimum three year contract terms TBA
- Located opposite West Didsbury Metrolink
- Ideal offices for professional operators
- Located on a vibrant food & drink parade

Location

The property is located fronting Lapwing Lane opposite West Didsbury Metrolink tram station. The property is located a short drive from the Princess Parkway (A5103), Kingsway (A34) and the M60 Motorway.

- Manchester: 5 miles.
- Stockport: 5 miles



Description/Accommodation

The offices occupy the first and second floors of a three storey mixed retail and office commercial building of traditional construction with brickwork elevations under a pitched slate roof.

The offices form part of a two storey business centre which benefit from communal kitchen/break out area and communal toilet facilities.

First floor rear office: 167 Sq.ft - 16'4" x 10'0".

Second floor office: 2-3 person office - 330 Sq.ft - 18'3" x 18'1".

The second floor office benefits from an external break out area with sofa and chairs and access to toilet facilities.

Rateable Value

Rateable value: £9,700.

Small Business Rates Multiplier 2024/25: 49.9p.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

1st floor rear office: £750 pcm/£9,000 all inclusive.

2nd floor front office: £1,250 pcm/£15,000 all inclusive.

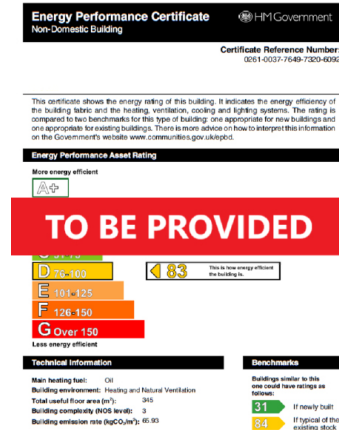
VAT

All figures are quoted exclusive of Value Added Taxation.
We understand that VAT is not payable at the property.

Service Charge

Service Charge is included in the all inclusive rent.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage. Utilities are included in the rent.

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. JUNE 2025.