Gifford Dixon

Commercial Property

## Office To Let

£15,000 per annum

805 sq ft

## Unit 7, Penny Black Chambers, Worsley, Manchester, M28 2PD

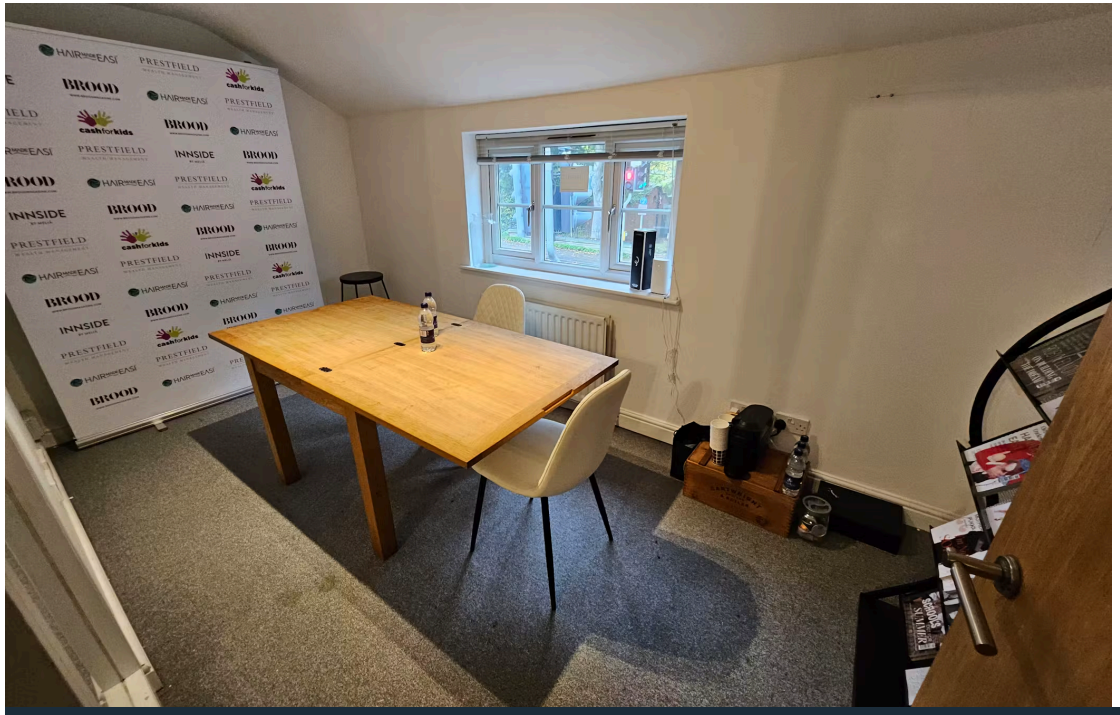
High quality first floor office premises in a popular Worsley location

- Open plan office space
- Finished to a high standard throughout
- True turn key opportunity
- 100% rate relief available
- Leafy location close to M60 motorway
- Other clinic/salon uses considered

0161 667 1317
gifforddixon.co.uk






## Description

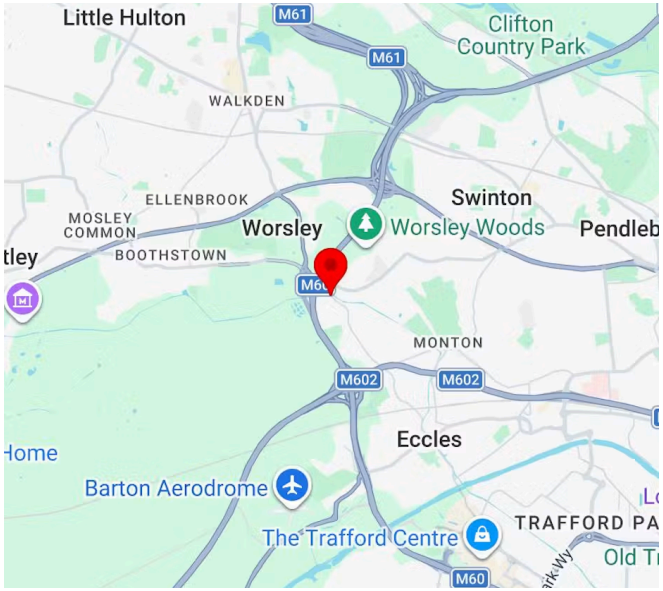
This first floor commercial premises is accessed via ground floor secure intercom entrance off Barton Road and provides high quality, well-appointed and largely open commercial space for use as either office or shop premises.

The unit also benefits from shared kitchen and toilet facilities, along with the other first floor occupant.

## Location

Situated on the busy and popular Barton Road along a parade of retail, office and leisure premises in the affluent town of Worsley. Manchester City Centre is located around 7 miles to the East, and the immediate area boasts excellent transport links, being less than a minutes' drive to Junction 13 of the M60 orbital motorway. Conveniently, the Trafford Centre is located around a 5-minute drive away from the premises.

Other nearby users include NYX Restaurant, Worsley Wine Store, Hidden Beauty, and Leopard Pie Pizzeria.




## Summary

- Rent: £15,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- Service charge: £4,549.80 per annum
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: D (95)
- Lease: New Lease
- Terms: 6 years

## Further information

- View details on our website
- View Microsite

## Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

## Accommodation

| Name | sq ft | sq m | Availability |
|---|---|---|---|
| 1st - Reception area | 58 | 5.39 | Available |
| 1st - Meeting room | 99 | 9.20 | Available |
| 1st - Open plan office | 564 | 52.40 | Available |
| 1st - Storage | 34 | 3.16 | Available |
| 1st - Server Room | 50 | 4.65 | Available |
| **Total** | **805** | **74.80** | |

## Terms

The premises are available on a new effective FRI (full repairing and insuring) lease for a minimum of 6 years with all other terms to be agreed.

## Service Charge

The current years' service charge contribution for this unit stands at £4,549.80. This includes heating and water for the unit and a contribution towards electricity, maintenance and decoration of the internal common parts and exterior of the building.

## Business Rates

We understand from the VOA website that the current (2026) Rateable Value is £9,600.

100% Small business rate relief may be available on this premises depending on the ingoing tenants' individual circumstances. Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.

## VAT

We understand that VAT is applicable and charged on the rent and service charge with this property.

## Legal Costs

The ingoing tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

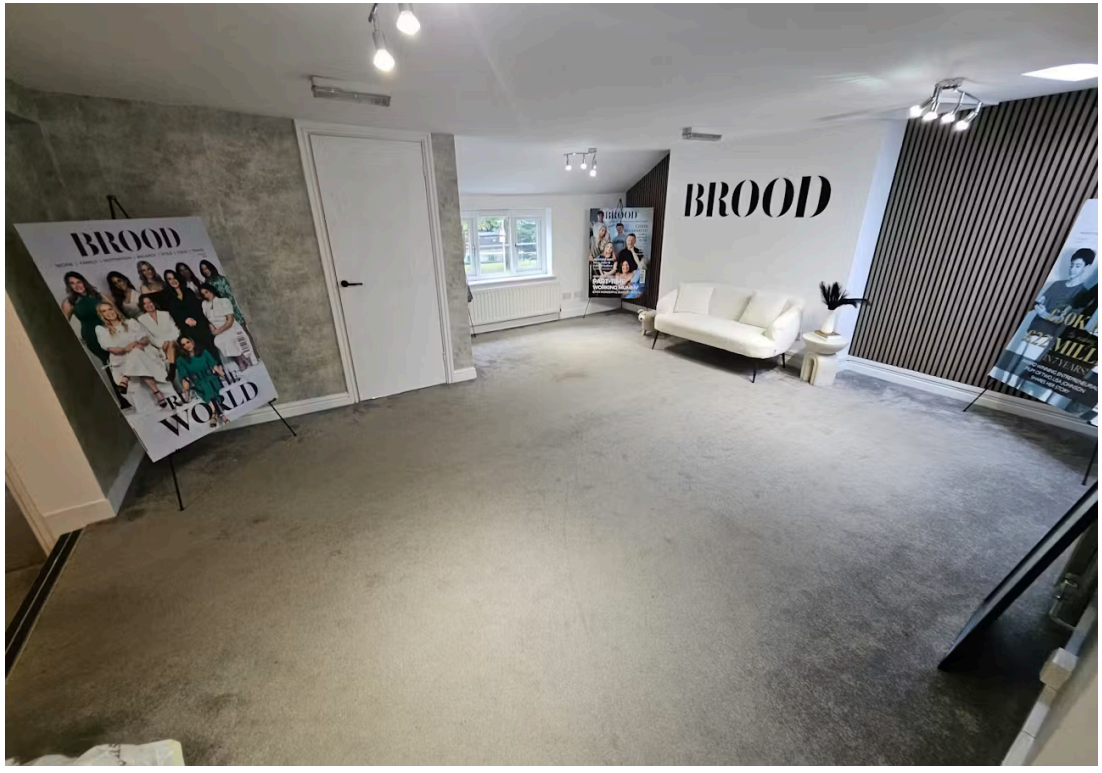
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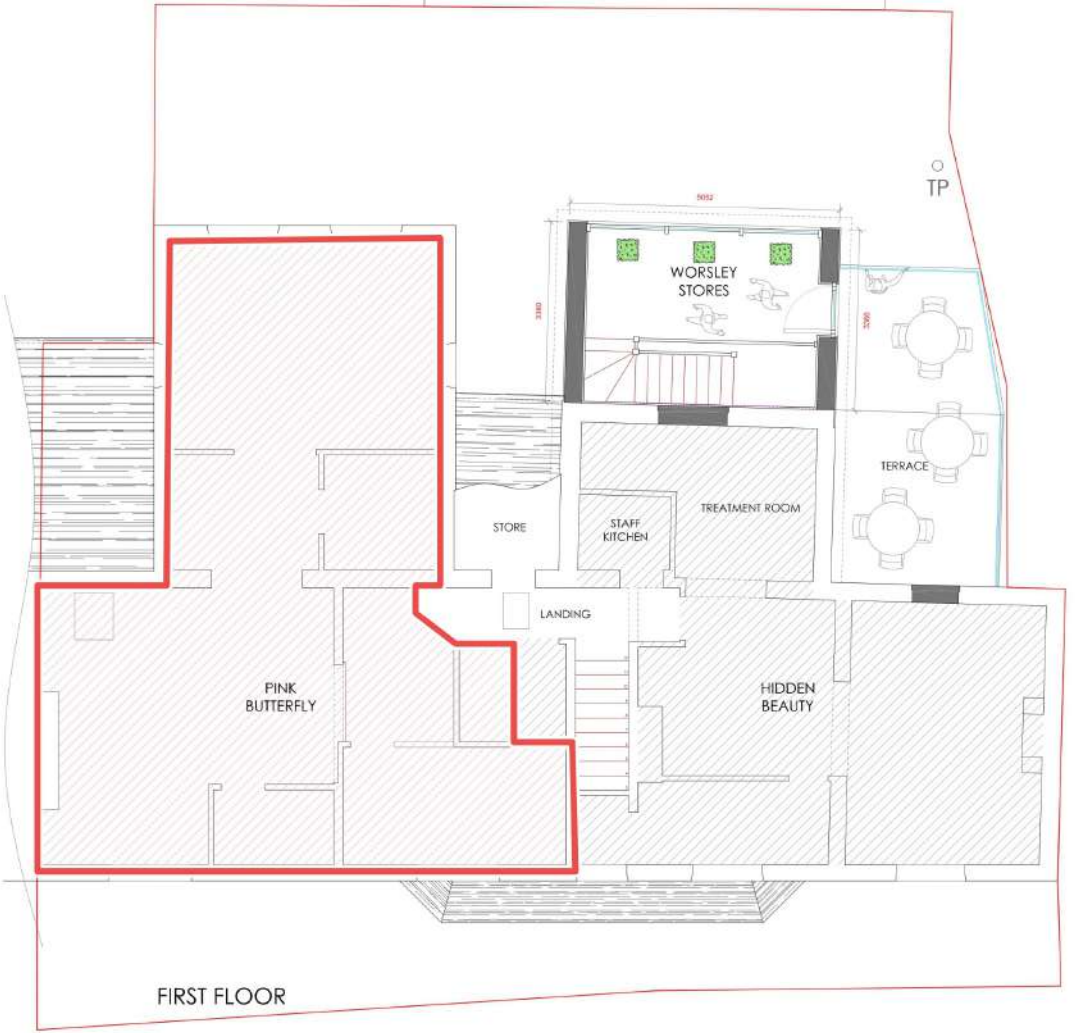

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