



Unit 6 The Stables, Parrswood Entertainment Centre, East Didsbury, Manchester, M20 5PG

High quality private office premises in attractive courtyard setting

Summary

Tenure	To Let
Available Size	271 sq ft / 25.18 sq m
Rent	£8,400 per annum
Service Charge	A service charge is payable for external common parts repair and maintenance
Rateable Value	£5,900 100% Small Business Rates Relief available to qualifying tenants
EPC Rating	C (61)

Key Points

- East Didsbury location
- 100% rate relief available
- Attractively presented office space
- Close to Parrs Wood Entertainment Centre
- 2 parking spaces included
- Turn-key office premises
- Short term agreements available

Description

An attractively presented and well maintained office premises of brick construction beneath a pitched slate roof, which forms part of a cluster of properties within a courtyard known as "The Stables".

Internally the office is presented to a high standard throughout and provides a generous reception room on entry through the main double doors, with kitchen and toilet facilities beyond and a well appointed office to the side, which also benefits from a separate entrance back on to the Courtyard.

2 parking spaces are included with this office in the car park adjacent.

Location

The Stables is situated in East Didsbury, adjacent to the popular and successful Parrs Wood Entertainment Centre and between the Travelodge Hotel and Cineworld.

Manchester City Centre is located approximately 5 miles to the north via the A34, and the immediate area boasts excellent transport links, being less than 1 mile from junction 4 of the M60 and junction 1 of the M56. Didsbury, Cheadle, Wilmslow and Stockport are all within easy reach of the property, as is Manchester Airport which is around 6 miles away. Additionally, regular bus services run along the A34 linking South Manchester to the City Centre and the property is within a 10 minute walk of both East Didsbury Metro station and East Didsbury Main Rail line. Other nearby users include, amongst others, Nandos, Wingstop, Five Guys and Wagamamas restaurants.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Reception area	99	9.20
Ground	Office	153	14.21
Ground	Kitchen	19	1.77
Total		271	25.18

Terms

The premises are available by way of a new 3-year lease on Full Repairing & Insuring Terms.

Service Charge

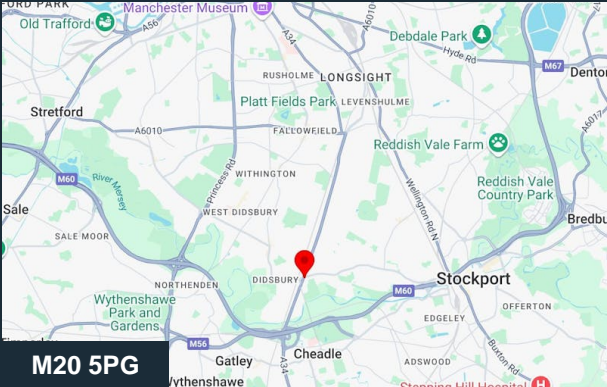
The ingoing tenant would be responsible for any service charges associated with this Unit. These are charged on an ad hoc basis and cover costs such as external decoration and garden maintenance and repair.

Legal Costs

The ingoing tenant is to be responsible for the landlords legal costs in the preparation of the lease.

VAT

We understand that VAT is applicable to the rent



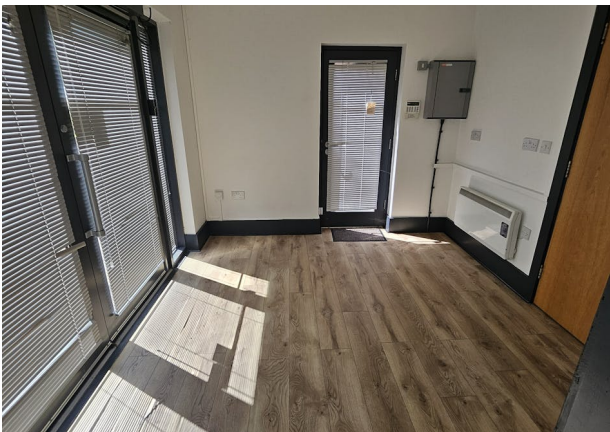
Viewing & Further Information



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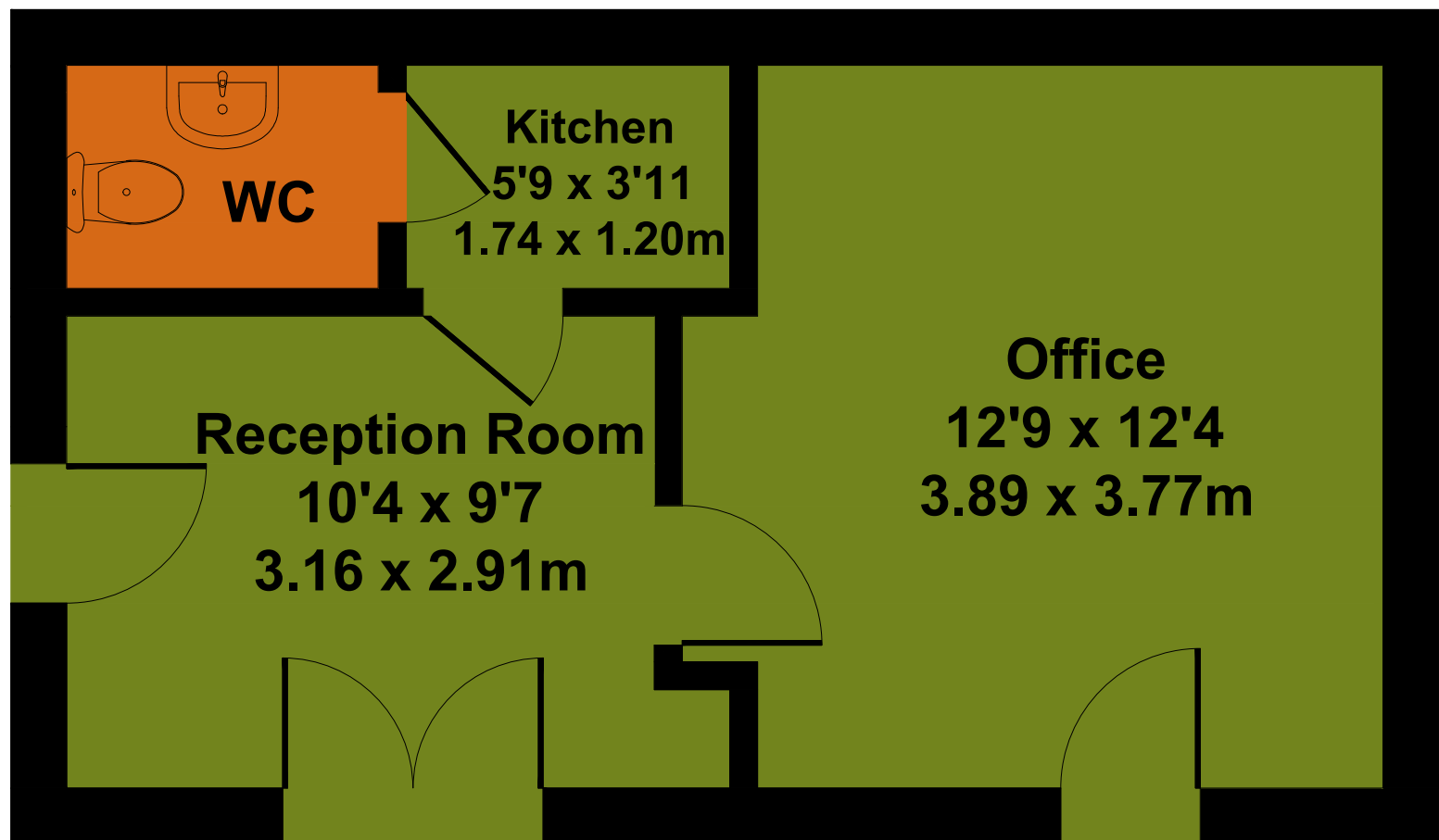
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Approximate Gross Internal Area

301 sq ft - 28 sq m



Not to Scale. Produced by The Plan Portal 2025
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