

Manchester

First & Second Floor, 30
Flixton Road, M41

To Let: 1,080 Sq.ft Self contained
fully refurbished office premises



Summary

Demise 1 Floor

Size 1,080 sq ft (100.34 sq m)

Rent £15,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	1,080 sq ft
Rent	£15,000 per annum
Business Rates	N/A
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs. Tenant to contribute £500+VAT
EPC Rating	D

Key Features

- Fully refurbished self contained two storey office premises
- Located above Rounders on Flixton Road
- Access to the rear off Park Road South
- Car Parking available at Eden Square car park
- Suitable for a variety of office/professional occupiers
- External steel staircase access at ground floor level

Description

The property provides 1st & 2nd floor office accommodation in Urmston and has been refurbished to a high standard providing a mix of private offices with kitchen and toilet facilities.

First floor kitchen/entrance: 100 Sq.ft - 10'4" x 9'5".

Corridor: 85 Sq.ft - 14'6" x 5'10".

Landing: 25 sq.ft - 2'7" x 9'4".

Middle office: 135 Sq.ft - 13'8" x 9'10".

Front office: 310 Sq.ft - 18'10" x 16'4".

Second floor front office: 310 Sq.ft - 19'2" x 16'3".

Second floor middle office: 115 Sq.ft - 9'11" x 13'4" less walls.

Location

The property is located fronting Flixton Road and is accessed from the rear off Park Road South via the communal service yard for Aldi and is a short walk to Sainsbury's and the main Urmston car park at Eden Square.

- Manchester: 7 miles.

- M60: 1.5 miles.

Rateable Value

Rateable Value: £TBC.

Interested parties should contact MCBC on 0161 234 1103.

Terms

The property is available on a new Lease for a minimum term of 3 years.

Rent

£15,000 per annum exclusive - £1,250 per calendar month.

Building Insurance

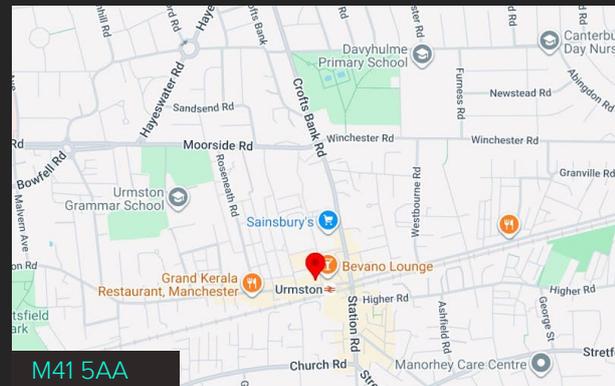
The Landlord will insure the building and recharge the premium to the Tenant.

Services

Mains services are available including electricity, gas, water and drainage.

Legal Costs

The Tenant to pay £500+VAT towards Landlord legal costs.



Viewing & Further Information



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