

**BARLOW MOOR BUSINESS HUB
483b BARLOW MOOR ROAD
CHORLTON, MANCHESTER M21 8AG
TO LET - £15,000 P.A.**



**NEW BUILD HIGH SPEC OFFICE/CONSULTING/MEDICAL TWO
STOREY BUILDING OFFERING 65 SQ.M SUITES (700 SQ.FT.)
WITHIN SECURE COURTYARD WITH
PASSENGER LIFT AND CAR CHARGING POINTS.**

DESCRIPTION

Barlow Moor Business Hub is situated in the centre of Chorlton and due for completion in September. The two storey premises are built to a high specification with quality fixtures and fittings throughout offering a range of suites suitable for offices, consulting or medical.

Accessed via a right of way which leads to a landscaped secure forecourt with electric entrance gate with tarmac hardstanding with parking for 12 cars. The communal reception benefits from a passenger lift to the first floor plus male and female WC's with doors to the 2 ground floor suites. The first floor provides 2 further suites with disabled WC's and fitted kitchen.

RECEPTION (4.6m x 4.6m)

Grey composite entrance door leading through reception with inset LED down lighters. Doors to

MALE WC

FEMALE WC

PASSENGER LIFT

GROUND FLOOR SUITE 1 (65 sq.m/700 sq.ft.) - Available

GROUND FLOOR SUITE 2 (65 sq.m/700 sq.ft.) - Now Let

FIRST FLOOR LANDING

With lift from ground floor. Roof lantern. Doors to

DISABLED WC

WC

PASSENGER LIFT

KITCHEN

FIRST FLOOR SUITE 3 (65 sq.m/700 sq.ft.) - Available

Benefitting from en-suite shower room.

FIRST FLOOR SUITE 4 (65 sq.m/700 sq.ft.) - Now Let

OUTSIDE/PARKING

To the front of the property accessed via a right of way off Barlow Moor Road is a secure landscaped courtyard providing parking for approximately 12 cars with electric car charging points.

USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

LEASE TERMS

Available on new lease terms to be agreed.

RATEABLE VALUE

(Vendor pls confirm)

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.