

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

## **212 NORTHENDEN ROAD SALE MOOR, MANCHESTER TO LET - £21,000 P.A.**



**DETACHED TWO STOREY PREMISES PROVIDING THREE ROOMS PLUS KITCHEN AND WC'S EXTENDING TO APPROXIMATELY 170 SQ.M (1830 SQ.FT.) ROLLER SHUTTER LOADING DOOR WITH PARKING TO THE FRONT, SIDE AND REAR. SUITABLE FOR OFFICE, CONSULTING/MEDICAL OR LEISURE USE.**

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## ENTRANCE

Double opening wooden Georgian style entrance door with the benefit of external roller shutter leading through to

## RECEPTION (4.6m x 2.9m)

Wall mounted alarm control panel. Cupboard housing electric meter. Central heating radiator. Door to vestibule with staircase leading to first floor and opening leading through to

## ROOM 1 (12.2m x 4.5m)(maximum)

With two full height windows overlooking the side of the property with the benefit of external ornate security bars. Range of ceiling lights and down lighters. Perimeter central heating radiators and power points.

Including **PARTITIONED OFFICE (2.7m x 2.5m)**

With ceiling light. Full height window with external security bars. Power points.

## VESTIBULE (2.8m x 0.3m)

## ROOM 2 (10.1m x 3.6m)

With an eaves height of **2.5m** and apex of **3.5m** with steel roller shutter loading doors measuring **2.4m wide and 2.1m high** with range of fluorescent strip ceiling lights. Perimeter power points. Central heating radiator. Fire exit.

## FIRST FLOOR ACCOMMODATION

Return staircase from the ground floor vestibule leading to the first floor landing. With inset down lighters. Loft access hatch. Doors providing access to

## KITCHEN/STAFFROOM (2.8m x 2m)

Comprising stainless steel sink unit with run of worktop to the side with range of base and drawer units below. Part tiled walls. Power points. Central heating radiator. Wall mounted boiler. Glass block window overlooking the front.

## WC/CLOAKS AREA (3m x 1.5m)

WC with wall light. Air extractor with separate cloaks area with wash hand basin. Central heating radiator. Obscure glazed window overlooking the side. Inset down lighters.

## SHOWER ROOM (1.7m x 1.7m)

Comprising built in corner shower unit with tiled walls. Air extractor. Inset down lighters. Wall light.

## STORE ROOM (1.7m x 1.7m)

With central heating radiator. Power points. Ceiling light.

## ROOM 3 (10.4m x 4.5m)

With perimeter power points. Central heating radiators. Inset down lighters. Windows overlooking the side of the property. Fire escape.

## OUTSIDE

To the side and rear of the property there is tarmac hardstanding providing parking for approximately 10 cars with flagged forecourt.

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.

## LEASE TERMS

Available on lease terms to be agreed.

## USE CLASS

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

## RATEABLE VALUE

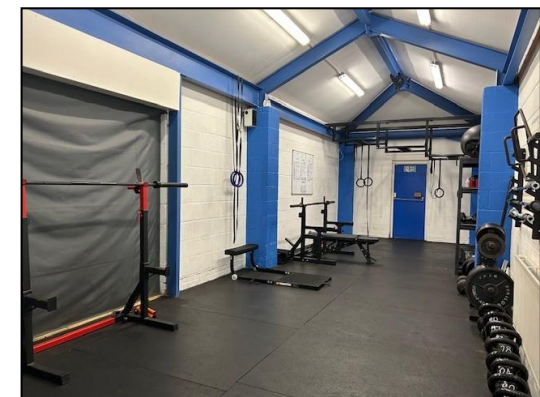
(Vendor pls confirm)

## 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.



**AWAITING EPC**