

**TRAFALGAR HOUSE, 5-7 HIGH LANE  
CHORLTON, MANCHESTER M21 9DJ**

**TO LET - £7,500 p.a plus VAT**  
**(Inclusive of Utilities and Car Parking space)**



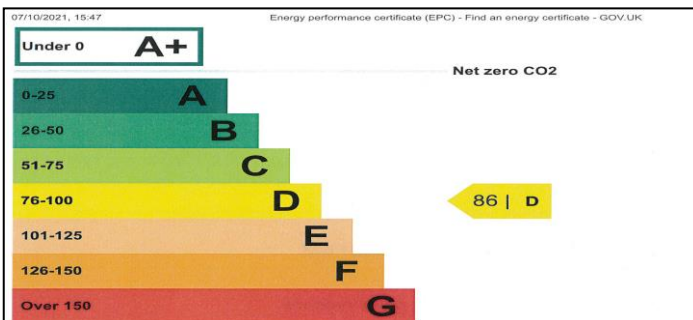
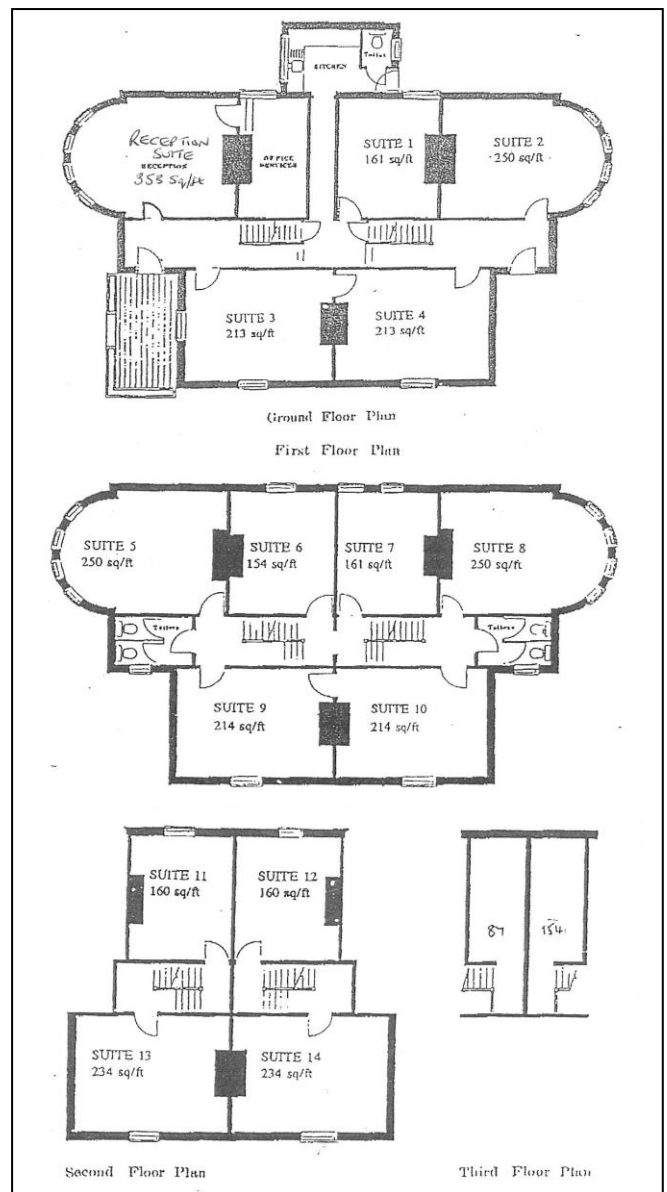
**FIRST FLOOR OFFICE ROOM  
AVAILABLE ON A FLEXIBLE LICENCE AGREEMENT  
FROM 12 MONTHS INCLUSIVE OF ALL UTILITIES  
AND ONE ALLOCATED PARKING SPACE.**

## DESCRIPTION

This Victorian detached office building is situated in the centre of Chorlton village which offers a great range of retail units, cafes and restaurants and just 5 minute drive from the motorway network. The accommodation is laid over 3 floors offering a total of 14 suites along with male and female WC's on the ground and first floors. To the side and rear there is tarmacked car park providing sufficient parking. Each of the offices benefits from gas central heating radiators and intercom entry system. Rent is inclusive of heating, lighting, water, buildings insurance and an allocated parking space. It excludes business rates. There is the option to occupy further parking spaces if required for an additional cost.



FLOOR	ROOM NO	AVAILABILITY	APPROX SQ.FT.	RENT P.C.M.
GROUND	Reception Suite	LET	353	
	Suite 1	LET	161	
	Suite 2	LET	250	
	Suite 3	LET	213	
	Suite 4	LET	213	
FIRST	Suite 5	Available	250	£625
	Suite 6	LET	154	
	Suite 7	LET	161	
	Suite 8	LET	250	
	Suite 9	LET	214	
	Suite 10	LET	214	
SECOND	Suite 11	LET	160	
	Suite 12	LET	160	
	Suite 13	LET	234	
	Suite 14	LET	234	



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.