

**187 MARSLAND ROAD
SALE, M33 3ND
TO LET – FROM £750 PCM**



**NEW BUILD GROUND FLOOR
SELF CONTAINED OFFICE SUITE/WORKSHOP
OFFERING APPROXIMATELY 39.5 SQ.M (425 SQ.FT)
AVAILABLE ON FLEXIBLE LEASE TERMS**

ENTRANCE

Entered through a uPVC front door

OFFICE 7.9m x 5m

Open plan office space with four windows

KITCHEN & WC FACILITIES

The offices have a power and water supply however the ingoing tenant will have the option to decide where the position of the kitchen and WC facilities will be located.

USE CLASS – The building falls under class 'E' and would be suitable office, medical/clinic use.

RATEABLE VALUE - TBC

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
INTERNAL PHOTO**

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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.