

**621-629 LIVERPOOL ROAD
IRLAM, MANCHESTER M44 5BE
TO LET FROM - £800 PCM**



FIRST FLOOR OFFICES

OFFICE SUITE 1 – 145.4 SQ.M (1566 SQ.FT.) - £1,000 PCM

OFFICE SUITE 2 – 90.7 SQ.M (977 SQ.FT.) - £800 PCM

OFFICE SUITE 3 – 51.9 SQ.M (559 SQ.FT.) - £500 PCM- **NOW LET**

AVAILABLE ON NEW LEASE TERMS TO BE AGREED.

Three first floor office self-contained office suites all benefitting from large uPVC double glazed windows, gas central heating radiators, numerous power points, fluorescent strip ceiling lights. Each office has its own kitchen, WC and is separately metered.

FIRST FLOOR OFFICE SUITE 1

(145.4 sq.m/1566 sq.ft.) - £1,000 pcm

Main Office (9.87m x 7.32m)

Boardroom (4.32m x 3m)

Office 2 (4.8m x 3.6m)

Office 3 (4.1m x 3.38m)

Office 4 (3.58m x 2.8m)

Office 5 (3.57m x 2.64m)

Kitchen (2.7m x 1.6m)

WC's – 2 male & female cubicles

FIRST FLOOR OFFICE SUITE 2

(90.7 sq.m/977 sq.ft.) - £800 pcm

Main 'L' shaped Office (9.27m x 7.26m)

Directors Office (4.6m x 3.58m)

Kitchen (2.7m x 1.6m)

WC (2.4m x 1.1m)

FIRST FLOOR OFFICE SUITE 3

(51.9 sq.m/559 sq.ft.) - £500 pcm – NOW LET

Main Office (4.58m x 4.35m)

Rear office – 'L' shaped office (6m x 4.13m)

Kitchen (2.24m x 2.21m)

WC – (2.4m x 0.91m)

CAR PARKING

There are a few car parking spaces to the rear of the building and free on street parking close by.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £8,700 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

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



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.