

**GROUND FLOOR, 295 TALBOT ROAD
STRETTFORD, MANCHESTER M32 0YA
TO LET - £30,000 P.A.**



**GROUND FLOOR OFFICES WITH LARGE WORKSHOP
COMPRISING RECEPTION, FOUR OFFICE ROOMS,
STAFFROOM, KITCHEN & WC'S
PROVIDING APPROXIMATELY 328.7 SQ.M. (3540 SQ.FT.)
WITH ALLOCATED PARKING SPACES TO THE FRONT**

ENTRANCE

Covered entrance door to the front of the building with the benefit of steel roller shutter. Leading through to

RECEPTION (6.24m x 3.66m)

With reception desk/counter, power points, fluorescent strip ceiling lights and wood effect laminate flooring. Fire alarm. Bi-fold glazed doors leading through to

CENTRAL OFFICE (3.64m x 3.64m)

With power points, fluorescent strip ceiling lights, fire alarm and openings through to reception and

OFFICE 2 (5.3m x 3.7m)

Power points, fluorescent strip ceiling lights and window

OFFICE 3 (3.67m x 3m)

Two windows to the front elevation. Power points. Wood effect laminate flooring.

OFFICE 4 (7.44m x 3m)

False ceiling with inset panel lighting, power points and window.

WORKSHOP (138.5 sq.m./1492 sq.ft.)

STAFFROOM

KITCHEN (3.5m x 2.52m)

WC's

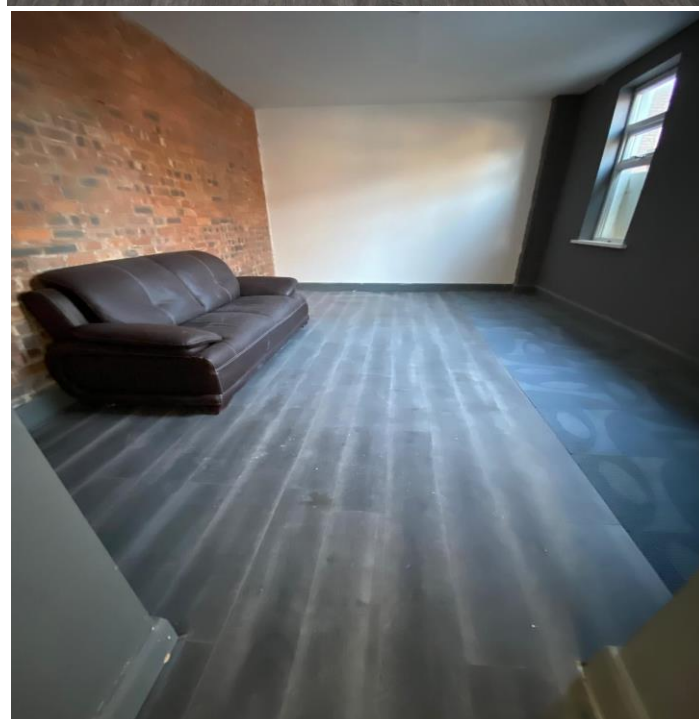
RATEABLE VALUE - £13,500 p.a.

VIEWING

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

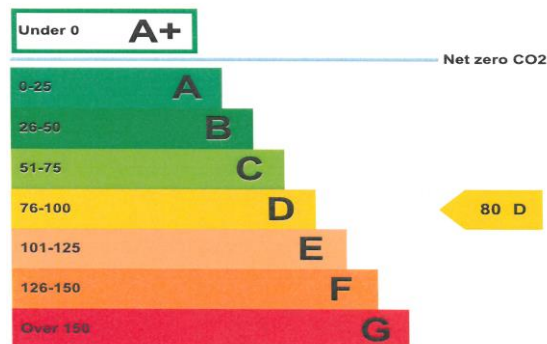
ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.