

**145 BARTON ROAD  
STRETFORD, MANCHESTER M32 8DN  
TO LET - £12,000 P.A.**



**SELF CONTAINED OFFICE SUITE  
SITUATED ON THE FIRST AND SECOND FLOORS  
COMPRISING OF FOUR ROOMS PLUS KITCHEN AND WC.  
OFFERING A TOTAL OF 94.6 SQ.M (1018 SQ.FT.)  
WITH TWO PARKING SPACES TO THE REAR.**

## GROUND FLOOR

### **ENTRANCE**

Accessed via a door to the front of the property which opens to an inner porch then internal door into the entrance hall with staircase leading to the first floor landing

### **FIRST FLOOR**

Stairs to second floor and doors leading through to

#### **RECEPTION/OFFICE 1 (4.06m x 2.95m)**

With window to the rear elevation. False ceiling with inset lighting. Numerous power points.

#### **OFFICE 2 (4.6m x 3.51m)**

With bay window to the front elevation. Inset spot lights. Central heating radiator. Numerous power points.

#### **WC (2.24m x 1.75m)**

WC with wash hand basin. Ceiling light. Obscure glazed window overlooking the side of the premises

#### **KITCHEN (4.06m x 3.12m)**



## SECOND FLOOR

Landing with doors leading to

#### **OFFICE 3 (4.6m x 4.45m)**

With window to the front elevation. False ceiling with inset lighting and fluorescent strip lights. Central heating radiator. Numerous power points.

#### **OFFICE 4 (3.12m x 2.97m)**

Positioned to the rear of the building. Inset spot lights. Numerous power points. Central heating radiator.



## **BUSINESS RATES - TBC**

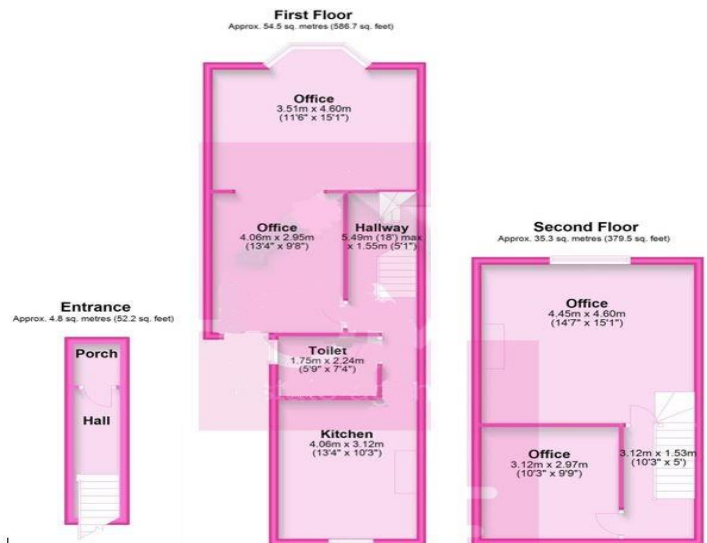
### **VIEWING**

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 EPC



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.