

**JAMES HOUSE, 8 BRITANNIA ROAD
SALE, M33 2AA**

TO LET FROM - £325 PCM



**RANGE OF RECENTLY REFURBISHED
OFFICE SUITES AND A WORKSHOP.
WITH SHARED KITCHEN, WC'S AND PARKING SPACE.
AVAILABLE ON FLEXIBLE LEASE TERMS TO BE AGREED
INCLUSIVE OF HEATING, LIGHTING AND WATER.**

DESCRIPTION

Situated on the edge of Sale Town Centre and just off the A56, close to both the M60 and M56 motorways providing good network links.

James House offers a range of office rooms from 98 sq.ft. to 318 sq.ft. which benefit from with shared Kitchen and WC facilities and a single workshop with its own WC.

Tenants are offered the flexibility with licence agreements from 12 months with a deposit required and rent payable monthly in advance. The rents quoted for the offices include heating, lighting and water.

FLOOR	ROOM NO	TENANT	APPROX SQ.FT.	RENT P.C.M.
GROUND	OFFICE 1	AVAILABLE	98	£325
	OFFICE 2	AVAILABLE	179	£400
	OFFICE 3	AVAILABLE	156	£400
	INDUSTRIAL UNIT WITH WC	AVAILABLE	362	£825
FIRST	OFFICE 5	AVAILABLE	174	£400
	OFFICE 6	AVAILABLE	138	£425
	OFFICE 7 & 8 (Combined)	AVAILABLE	318	£675
	OFFICE 9	AVAILABLE	270	£500



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