

**11 PARKEND ROAD
WYTHENSHAW, MANCHESTER M23 2GW
TO LET - £22,500 P.A.**



**MODERN OFFICE BUILDING WITH STORAGE/WORKSHOP
PROVIDING A TOTAL OF APPROXIMATELY 100 SQ.M (1077 SQ.FT.)
WITH PARKING TO THE FRONT AND ENCLOSED REAR YARD.
SUITABLE FOR ALTERNATIVE USES
(SUBJECT TO PLANNING).**

Double opening wrought iron gates leading to paved forecourt in turn providing access to

ENTRANCE

Part glazed entrance door leading through to

RECEPTION (5.8m x 2.4m)

With range of ceiling lights, Velux roof light. Perimeter central heating radiator, power points, network points, cupboard housing electric meter and gas meter with opening through to

OFFICE (5.8m x 5.1m)

With range of ceiling lights, two Velux roof lights, perimeter central heating radiator and three compartment trunking housing power points, telephone points and network points. Double opening double glazed uPVC doors with benefit of external steel roller shutter, leading on to hard standing to the rear and further opening through to

INNER HALLWAY (4.4m x 1.4m)

With range of down lighters. Tiled flooring. Central heating radiator and door providing access to

OFFICE (4.2m x 4.2m)

With range of ceiling lights, two uPVC glazed windows overlooking the front of the property. Central heating radiator. Three compartment trunking housing power points, telephone points and network points. Communications cupboard.

KITCHEN (2.8m x 1.7m)

Comprising stainless steel sink unit set in to run of marble effect work top with white fronted base units below and matching wall units above. Part tiled walls. Power points. uPVC double glazed window overlooking the rear. Central heating radiator. Tiled flooring

WC'S

Comprising two cubicles with obscured double glazed windows, access from cloaks area with wash hand basin set on to work top with tiled splash back, further obscured glazed window overlooking the yard. Range of down lighters. Tiled flooring

STORE ROOM (2.1m x 1m)

Walk in storage room with wall mounted boiler. Ceiling lights.

STORE

Accessed via electric steel roller shutter measuring **5.6m x 3.6m** with separate pedestrian access from the front of the building having fluorescent strip ceiling lights and power points.

OUTSIDE

To the front of the property accessed via wrought iron double opening gates is paved hard standing providing parking for 4 cars with access to the side and rear of the property via further electric wrought iron gates providing hard standing for additional parking and external storage with a benefit of perimeter fencing.

RATEABLE VALUE

Vendor please confirm

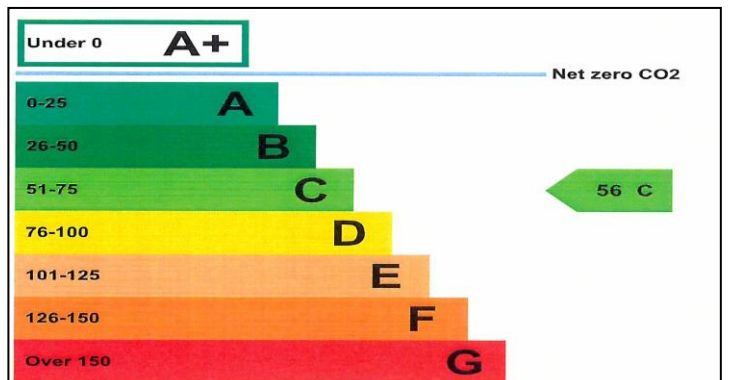
LEASE TERMS – New lease terms to be agreed

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.



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.