

**2 PALATINE ROAD
WITHINGTON, MANCHESTER M20 3JA
TO LET - £60,000 P.A.**



**MODERN & SPACIOUS THREE STOREY DETACHED
OFFICE BUILDING
WITH BASEMENT STORAGE.
OFFERING APPROXIMATELY 397 SQ.M. (4276 SQ.FT.) .
PLUS PARKING FOR NUMEROUS VEHICLES**

GROUND FLOOR ACCOMMODATION

ENTRANCE

- ROOM 1 (5m x 4.5m)
ROOM 2 (4.5m x 4.5m)
ROOM 3 (5.4m x 4.5m)
ROOM 4 (4.5m x 4m)
ROOM 5 (3.2m x 2.2m)
KITCHEN (5.2m x 2.3m)
WC 1 (3.2m x 0.3m)
WC 2 (2.9m x 1.1m)

FIRST FLOOR ACCOMMODATION

- ROOM 1 (6.9m x 3.9m)
ROOM 2 (5.5m x 4.5m)
ROOM 3 (4.7m x 4.5m)
ROOM 4 (2.5m x 1.8m)
ROOM 5 (4.8m x 3.6m)

SECOND FLOOR ACCOMMODATION

- MAIN ROOM (6.9m x 3.9m (Into Eaves))
**With some restricted head height.

BASEMENTS

Offering additional storage

RATEABLE VALUE

The property is currently listed on the Valuation Office website as having a rateable value of **£26,500 p.a.** with the appropriate business rates multiplier to be applied for the business rates payable.

LEASE TERMS – New Lease Terms to be agreed

VIEWING

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

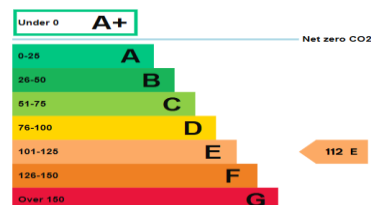
ENERGY PERFORMANCE CERTIFICATE

Energy Rating E
Certificate Number – 4196-4737-2205-1654-7119



Energy rating and score

This property's energy rating is E.





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.