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THOMASWILLMAX.CO.UK

**TRAFALGAR HOUSE, 5-7 HIGH LANE
CHORLTON, MANCHESTER M21 9DJ**

TO LET - £1,050 pcm plus VAT
(Inclusive of Utilities and Car Parking space)



**FIRST FLOOR OFFICE SUITE
AVAILABLE ON A FLEXIBLE LICENCE AGREEMENT
FROM 12 MONTHS INCLUSIVE OF ALL UTILITIES
AND ONE ALLOCATED PARKING SPACE.**

THOMAS WILLMAX LIMITED
189 Washway Road Sale Cheshire M33 4AH

TEL: 0161 905 3555
FAX: 0161 905 3999

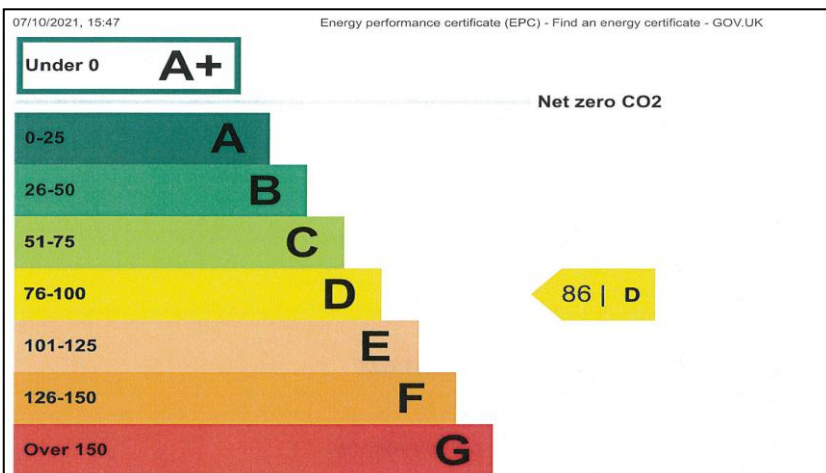
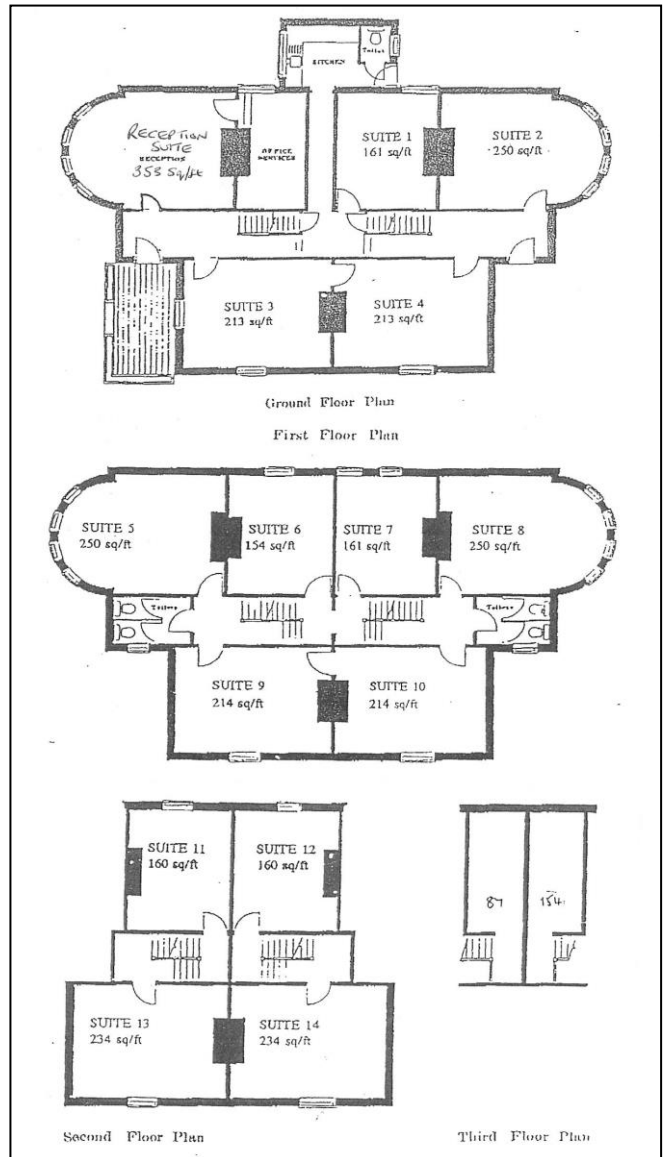
info@thomaswillmax.co.uk
www.thomaswillmax.co.uk

DESCRIPTION

This Victorian detached office building is situated in the centre of Chorlton village which offers a great range of retail units, cafes and restaurants and just 5-minute drive from the motorway network. The accommodation is laid over 3 floors offering a total of 14 suites along with male and female WC's on the ground and first floors. To the side and rear there is tarmacked car park providing sufficient parking. Each of the offices benefits from gas central heating radiators and intercom entry system. Rent is inclusive of heating, lighting, water, buildings insurance and an allocated parking space. It excludes business rates. There is the option to occupy further parking spaces if required for an additional cost.



FLOOR	ROOM NO	AVAILABILITY	APPROX SQ.FT.	RENT P.C.M.
GROUND	Reception Suite	LET	353	N/A
	Suite 1	LET	161	N/A
	Suite 2	LET	250	N/A
	Suite 3	LET	213	N/A
	Suite 4	LET	213	N/A
FIRST	Suite 5	LET	250	N/A
	Suite 6	LET	154	N/A
	Suite 7 & 8	AVAILABLE	411	£1,050
	Suite 9	LET	214	N/A
	Suite 10	LET	214	N/A
SECOND	Suite 11	LET	160	N/A
	Suite 12	LET	160	N/A
	Suite 13	LET	234	N/A
	Suite 14	LET	234	N/A



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