

**CHARLTON HOUSE, 27 ARDWICK GREEN NORTH,  
MANCHESTER M12 6DL**

**TO LET FROM - £460 PCM Plus VAT**  
**(Inclusive of Utilities, Buildings Insurance & Broadband)**



**CHARLTON HOUSE IS A GRADE II LISTED BUILDING  
WHICH OFFERS A RANGE OF OFFICE ROOMS.  
AVAILABLE ON A FLEXIBLE LEASE TERMS TO BE AGREED. RENT  
IS INCLUSIVE OF UTILITIES, BUILDINGS INSURANCE AND  
BROADBAND. WITH COMMUNAL KITCHEN, WC'S  
& PRIVATE REAR COURTYARD GARDEN.**

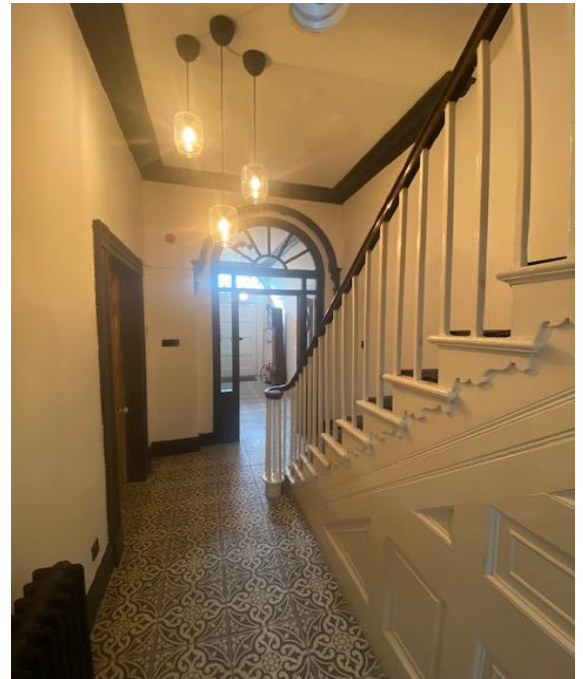
## DESCRIPTION

This Grade II listed Regency period semi-detached office building which still benefits from many original features is situated facing Ardwick Green Park and just 1.5 miles from Manchester city centre which offers easily accessible transport links and is within walking distance of Piccadilly train station & bus interchange.

The accommodation is laid over 4 floors and provides a total of 11 office rooms along with a communal kitchen on the ground floor, WC's on the first floor and an enclosed private rear courtyard garden.

Each of the offices benefits from gas central heating radiators and intercom entry system. Rent is inclusive of heating, lighting, water, buildings insurance and broadband. It excludes business rates however the property falls under the threshold allowing for small business rate relief however further enquiries should be made with the local authority.

**VIEWING** - Strictly by appointment through the letting agent, Thomas Willmax on 0161 905 3555.





FLOOR	ROOM NO	AVAILABILITY	APPROX SQ.FT./SQ.M.	RENT P.C.M.
<b>BASEMENT</b>	ROOM 1	LET	19.42 / 209	
	ROOM 2	LET	21.18 / 228	
	ROOM 3	LET	14.77 / 159	
<b>GROUND</b>	ROOM 4	LET	21.83 / 235	
	<b>ROOM 5</b>	<b>AVAILABLE</b>	<b>27.13 / 292</b>	<b>£790 PCM</b>
	KITCHEN	N/A	18.21 / 196	
<b>FIRST</b>	ROOM 7	LET	31.68 / 341	
	ROOM 8	LET	25.36 / 273	
	WC'S	N/A		
<b>SECOND</b>	<b>ROOM 9</b>	<b>AVAILABLE</b>	<b>15.61 / 168</b>	<b>£460 PCM</b>
	<b>ROOM 10</b>	<b>AVAILABLE</b>	<b>17.47 / 188</b>	<b>£510 PCM</b>
	<b>ROOM 11</b>	<b>AVAILABLE</b>	<b>18.77 / 202</b>	<b>£550 PCM</b>

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.