

**2 RAILWAY ROAD
URMSTON, MANCHESTER M41 0XL
TO LET - £650 PCM**



**SECOND FLOOR OFFICE SUITE
IN URMSTON TOWN CENTRE
COMPRISING OF TWO ROOMS
PLUS KITCHEN AND SHARED WC'S.
PROVDING APPROXIMATELY 40 SQ.M (430 SQ.FT.).**

ENTRANCE

Accessed via a staircase to the front of the property. The entrance door in turn leads through to a communal hallway with return staircase providing access to the first and second floors.

SECOND FLOOR ACCOMMODATION

With return staircase from the first floor. Roof light and door providing access to vestibule with doors providing access to

OFFICE (5.5m x 4.6m)

With uPVC double glazed window overlooking the front of the property. Fluorescent strip ceiling light. Numerous power points. Telephone points.

OFFICE (4.3m x 3.4m)

With uPVC double glazed window overlooking the rear. Numerous power points. Telephone points. Fluorescent strip ceiling light.

KITCHENETTE

Comprising of a stainless-steel sink unit set onto double base unit below, tiled splash back with wall mounted hot water heater and shelf above. Power points. Central ceiling light.

WC's

Positioned on first floor half landing and shared with the tenant of the 1st Floor and ground floor tenants.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £3,850 p.a.

The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

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

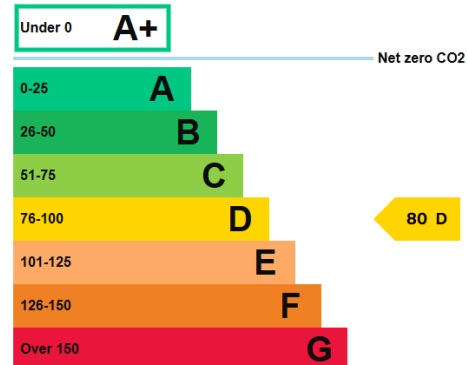
ENERGY PERFORMANCE CERTIFICATE

The full EPC can be made available to interested parties.



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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.