

**19 ALEXANDRA DRIVE,
BURNAGE, MANCHESTER M19 2WW
TO LET – £10,000 P.A.**



**RETAIL/WORKSHOP WITH OFFICE AND STORAGE
PROVIDING APPROXIMATELY 66 SQ.M. (711 SQ.FT.)
PLUS MEZZANINE STORAGE.
PARKING TO THE FRONT.**

ENTRANCE

Glazed entrance door with the benefit of external steel roller shutter and an additional steel roller shutter loading door leading through to

RETAIL/WORKSHOP/STORE (11m x 6m)

With uPVC double glazed window overlooking the front of the property with benefit of steel roller shutter. Wall mounted alarm control panel. Range of fluorescent strip ceiling lights. With door leading through to

OFFICE (2.3m x 2.3m)

With perimeter power points. False ceiling with inset fluorescent strip lighting.

WC

WC with wall mounted wash hand basin, with air extractor. False ceiling with inset fluorescent strip lighting.

KITCHEN AREA

To the rear of the workshop/storage space is a small kitchen area in between the office and WC comprising stainless steel sink unit set on to white base units with matching wall units above. Part tiled walls.

MEZZANINE STORAGE (6m x 3.5m)

OUTSIDE

To the front of the property there is Tarmac hard standing providing car parking space and access to the loading doors.

BUSINESS RATES

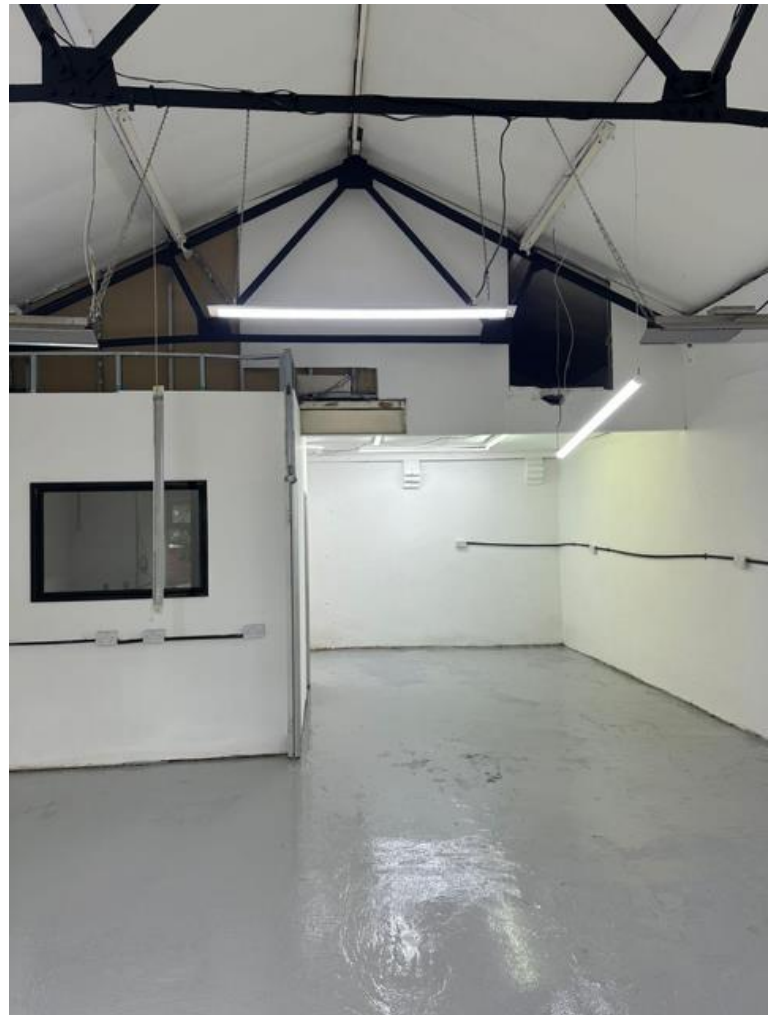
The property is currently listed on the Valuation Office website as having a rateable value of £3,950 p.a. from 1st April 2026. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.



AWAITING EPC

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.