thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

To make an appointment please call:
0161 905 3555

YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

168A BARTON ROAD
STRETFORD, MANCHESTER M32 8DP
TO LET - £8,000 P.A.

REFURBISHED SELF CONTAINED OFFICE SUITE COMPRISING OF THREE ROOMS PLUS NEWLY FITTED KITCHEN AND WC. APPROXIMATELY 55 SQ.M (600 SQ.FT.) AVAILABLE ON FLEXIBLE LEASE TERMS

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

ENTRANCE

Accessed via a gateway which is situated at the end of the parade of Mitford Street which leads through to small courtyard with staircase leading to the entrance door. Hardwood glazed entrance door leading through to .

INNER HALLWAY

With central ceiling light with fire door leading to the remainder of the accommodation and doorway leading through to

RECEPTION/OFFICE 1 (3.2m x 2m)

With central ceiling light. Central heating radiator wit thermostatic control. Numerous power points and telephone points. Window with added benefit of security bars looking over the rear courtyard.

SECOND INNER HALLWAY

Range of halogen down lighters. Central heating radiator with thermostatic control. Numerous power points. Alarm sensor with doorways off providing access to the remainder of the accommodation

OFFICE 2 (4.4m x 3m)

Category 2 fluorescent strip ceiling lights. Central heating radiator with thermostatic control. Numerous power points. Telephone points. Window with added benefit of security bars overlooking the rear of the premises. Alarm sensor.

OFFICE 3 (4.9m x 4.8m)

Positioned to the front of the premises with Upvc double glazed bay window providing measurements of 4.9m x 4.9m (into bay and into chimney breast). Numerous power points. Category 2 fluorescent strip ceiling lights. Alarm sensor. Telephone points. Central heating radiator with thermostatic control.

KITCHEN

Fitted kitchen with marble effect work tops with inset stainless steel sink unit. Beech effect cupboards below and matching wall units above. Part tiled walls. Central heating radiator. Numerous power points. Wall mounted Worcester Combi boiler. Central ceiling light and window with added benefit of security bars overlooking the rear of the premises. Also houses water meter. Space for fridge.

WC

WC with wash hand basin. Central ceiling light. Obscure glazed window with added benefit of security bars overlooking the rear of the premises

BUSINESS RATES

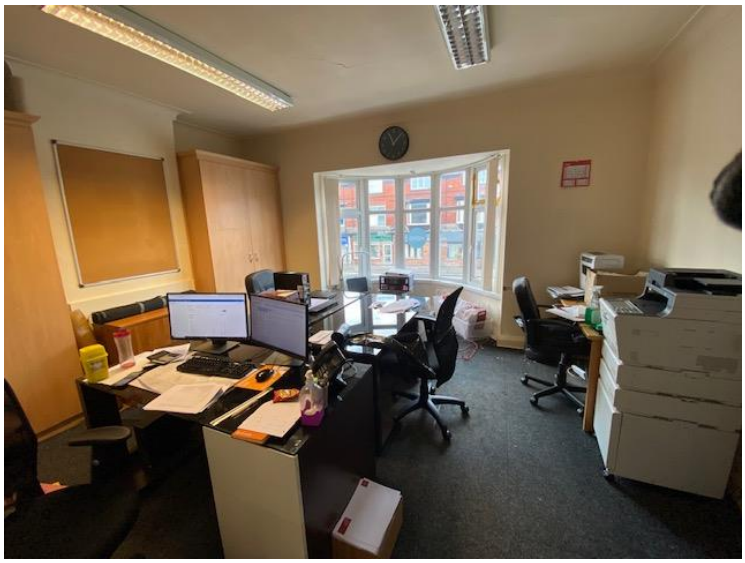
The property is currently listed on the Valuation Office website as having a rateable value of £5,600 p.a. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

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

ENERGY PERFORMANCE CERTIFICATE

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 not 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.

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