THE OLD POLICE STATION
34 STATION ROAD, URMSTON
MANCHESTER M41 9JQ

TO LET FROM - £650.00 P.C.M. PLUS VAT



FORMER POLICE STATION IN URMSTON TOWN CENTRE.
COMPRISING RANGE OF OFFICE ROOMS.
RENT IS INCLUSIVE OF HEATING, LIGHTING
AVAILABLE ON FLEXIBLE LEASE TERMS.

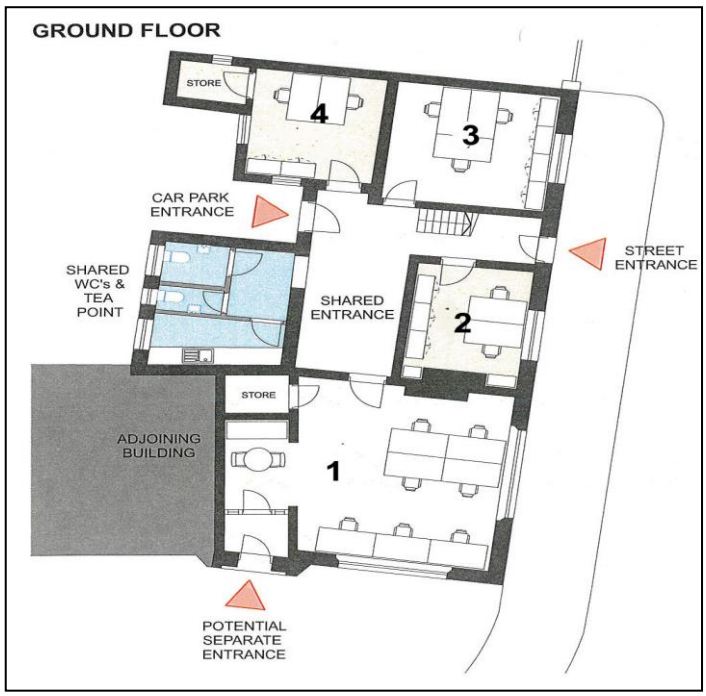
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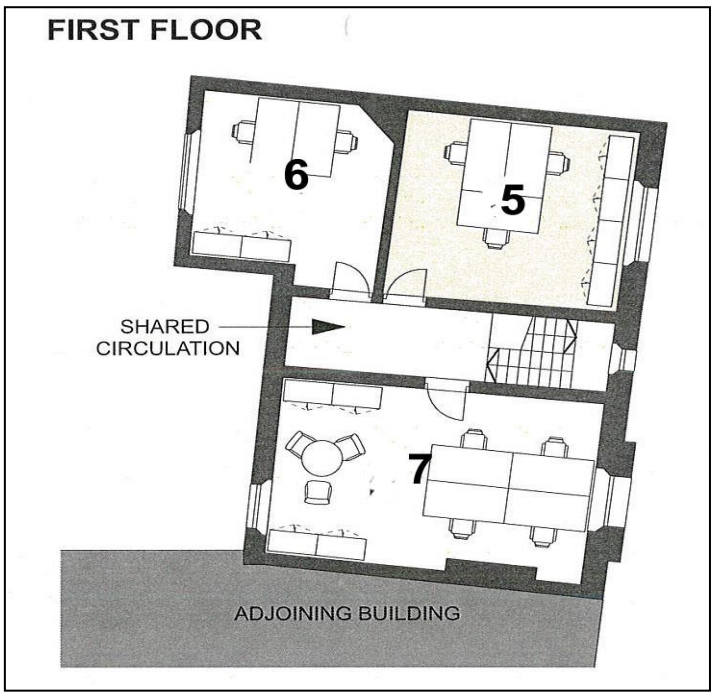
DESCRIPTION

This former police station is located on the corner of Church Road and Station Road being just a few minutes' walk from Urmston train station and 5 minutes' drive from the motorway network. Having just been refurbished offers a range of offices available on flexible lease terms. Inclusive of heating and lighting. Exclusive of waste water and business rates. The offices are accessed via a hardwood stained glass entrance door which leads through to reception area leading through to a communal kitchen and male and female WC's. All of the offices are equipped with a video intercom entry system. Parking can be made available for the larger offices.



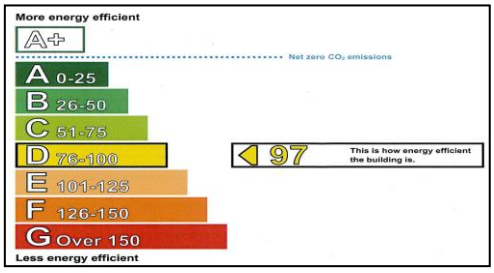




OFFICE	FLOOR	AREA	RENT P.C.M. + VAT	AVAILABILITY
1	Ground	53 sq.m/571 sq.ft.		Occupied
2	Ground	13 sq.m/140 sq.ft.	-	Occupied
3	Ground	22 sq.m/237 sq.ft.	-	Occupied
4	Ground	16.5 sq.m/178 sq.ft.	-	Occupied
5	First	22 sq.m/237 sq.ft.	£650.00 plus VAT	Available 30/12/2026
6	First	16 sq.m/172 sq.ft.	£457.50 plus VAT	Now Let
7	First	28 sq.m/302 sq.ft.	£726.66 plus VAT	Available

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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