

TO LET MAY SELL

SELF
CONTAINED
OFFICE
BUILDING

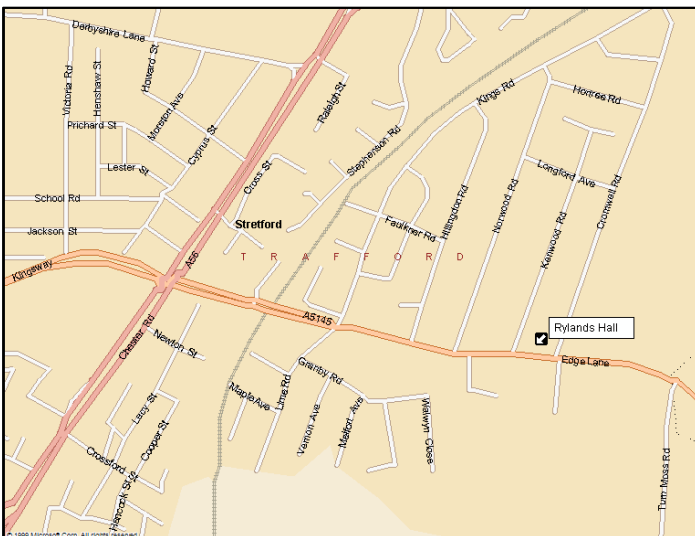
ON SITE
PARKING



RYLANDS HALL, EDGE LANE

STRETFORD, MANCHESTER

7,378 sq ft (685.5 sq m)



Location

Rylands Hall occupies an extremely prominent position on Edge Lane at the junction with Kenwood Road.

Stretford Metrolink station is 5 minutes walk away, as is the Stretford Arndale shopping centre.

Junction 7 of the M60 motorway is less than 5 minutes drive away.

Manchester City centre is 3 miles to the north.



Description

Rylands Hall was constructed in 1867 as a Baptist Church, with the foundation stone laid by John Rylands after whom the building is named.

In the early 1990's the building was sympathetically converted to office use over 3 floors behind the Grade II listed façade.

The premises will be refurbished to a good standard to include the following: -

- Air Conditioning
- Triple height entrance hall
- New carpeting
- New decoration
- On site car parking & unrestricted on road parking

Accommodation

Rylands Hall offers quality office accommodation over 3 floors. The building is currently partitioned to provide a useful range of private and open plan office areas as well as meeting rooms and staff rooms. The net internal areas (NIA) are as follows: -

Ground Floor	1,867 sq ft	173.4 sq m
First Floor	2,648 sq ft	246.0 sq m
Second Floor	2,863 sq ft	266.0 sq m
Total NIA	7,378 sq ft	685.4 sq m

Terms

Rylands Hall is available on a new full repairing and insuring lease for a term of years to be negotiated, at a rental of **£85,000 per annum** exclusive; alternatively the freehold is available at a figure of **£975,000**.

Car Parking

18 car parking spaces are available within the on site car park. There is unrestricted on road parking on Kenwood Road, adjacent to the premises.

Rates & Insurance

Under the terms a lease, the tenant will be responsible for the payment of rates the landlord's costs of insuring the premises.

Legal Costs

The incoming tenant will be responsible for our client's reasonable legal costs incurred in the transaction, including stamp duty, court costs and VAT where applicable.

VAT

Rentals and outgoings are quoted exclusive of, but may be liable for VAT.

Viewing

By appointment with Regional Property Solutions - 0161-927-7824.

September 2008