



To Let - Well Appointed Self Contained Office

Office Unit 22 , Wilsons Park, Monsall Road , Newton Heath, Manchester, M40 8WN

1,115 ft² (103.58 m²)

- Well appointed office space
- Well located for transport links / public transport
- Open plan
- Ready for immediate occupation
- Flexible lease terms available
- Self contained with kitchen and toilet facilities

Description

Wilsons Park in the Newton Heath area of Manchester offers a broad range of services, from offices, workshops, industrial units and storage space to rent, to meeting rooms for hire.

The business park consists of a combination of historic and modern buildings - one dates back to the 1880s, while the latest was built in 1998. In total, we offer 69,228 square feet (6,431 square metres), split into 85 business units. These range in size from 50 - 2,400 square feet (5 - 222 square metres).

It benefits from free car parking, secured via electronic gates, a CCTV monitoring system and 24/7 access to your unit. We also have a reception, which offers postal and franking services.

Offices

Our offices in buildings 1 and 2 are offered on an all-inclusive heating and lighting basis. Therefore, these are perfect for companies that prefer one, standard bill each month. Workshops, industrial units and storage units

The units are of varying sizes, from 475 - 2,623 square feet and these are mostly self-contained, with their own toilet and kitchen facilities. Where they are not, we have communal facilities available.

Location

Wilsons Park is based in the Newton Heath area of Manchester, conveniently situated just two miles north east of central Manchester near Harpurhey, Blackley and Cheetham Hill. Located just off the main A62 Oldham Road, the M60 motorway is only minutes away and provides excellent access to the wider area surrounding Manchester.

Accommodation

We have been advised the property measures 1,115 ft². Miller Metcalfe have not verified this measure and any interested parties are advised to make their own investigations in this regard.

Tenure

Available by way of a new full repairing and insuring lease

Rent

£12,300 per annum + VAT

Planning Use

B1 Office Use

EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate

Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial
Ms Felicity Middleton
01204 525252
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