



AVAILABLE TO LET

First Floor, Versatile Premises

Lodge Road, Radcliffe, Greater Manchester, M26 1AL

2067 sq/ft (191.99 sq/m)

|

£16,000 per annum

First floor, versatile premises which could accommodate a variety of different occupiers including most office and leisure uses (subject to landlord and planning approval). The accommodation briefly comprises a spacious open plan suite, a second smaller suite, kitchenette, WC and two additional changing rooms which could easily be adapted as single offices or consultation rooms. The ground floor of the premises is occupied by Swerdlow Interiors, and the first floor has a separate entrance with roller shutter door for security. A demise of the shared car park will also be included within a lease.

The premises fronts onto Pilkington Way (A665), the primary route connecting Radcliffe and Whitefield. Radcliffe town centre and its public transport interchange is within a short walk and motorway access is within approximately 2.1 miles (M60, junction 17).

ACCOMMODATION

Room 1 - 10.16m x 13.948m

Room 2 (inc. kitchenette and WC) - (4.692m x 5.624m) + (3.882m x 1.3m)

Changing Rooms - 3.166m x 5.997m

Approximate Gross Internal Area - 2067 sq/ft (191.9 sq/m)

BUSINESS RATES

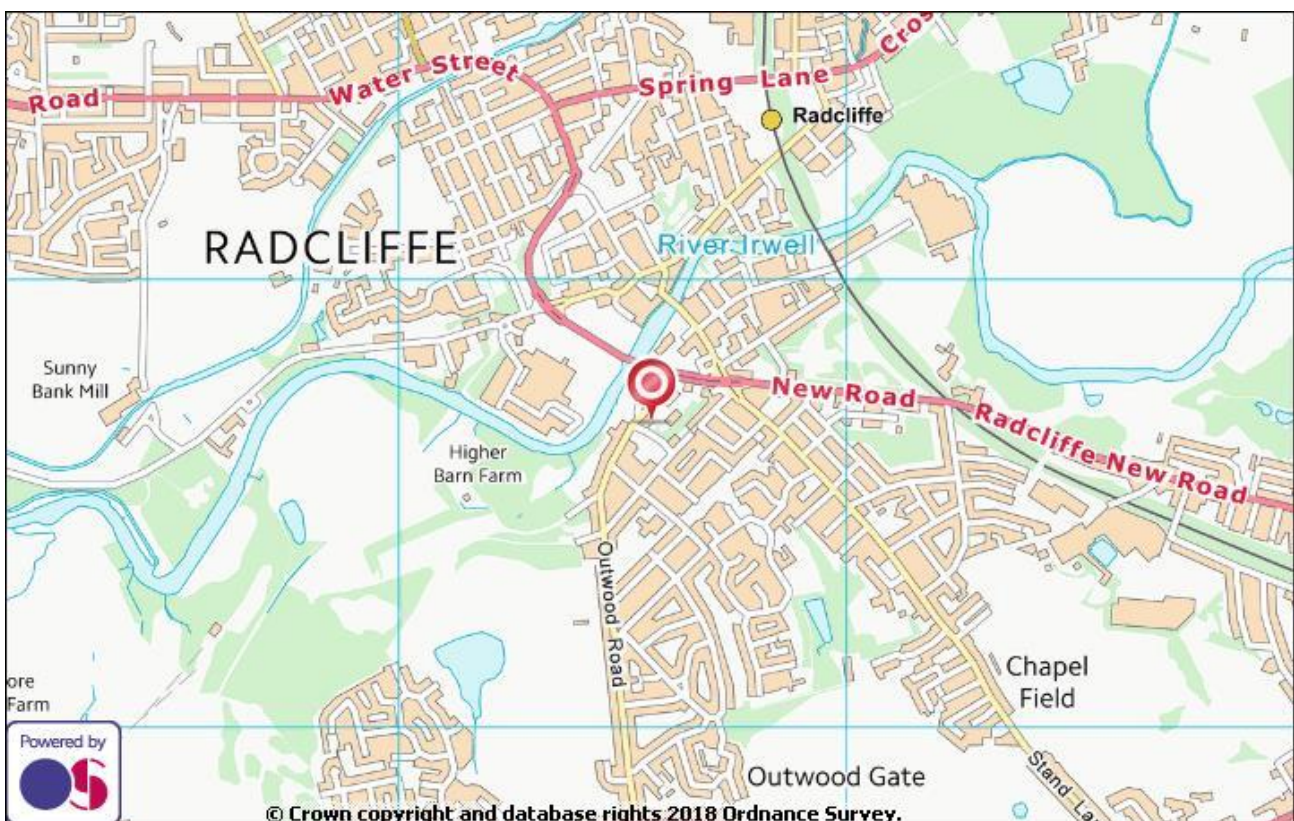
According to the Valuation Office Agency (VOA), the premises has a rateable value as of April 2017 of £17,750.

TENURE

A new term of eFRI lease to be agreed.

SERVICES

All mains services.



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Contact us

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