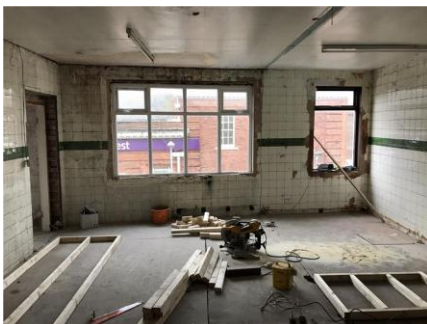


# TO LET



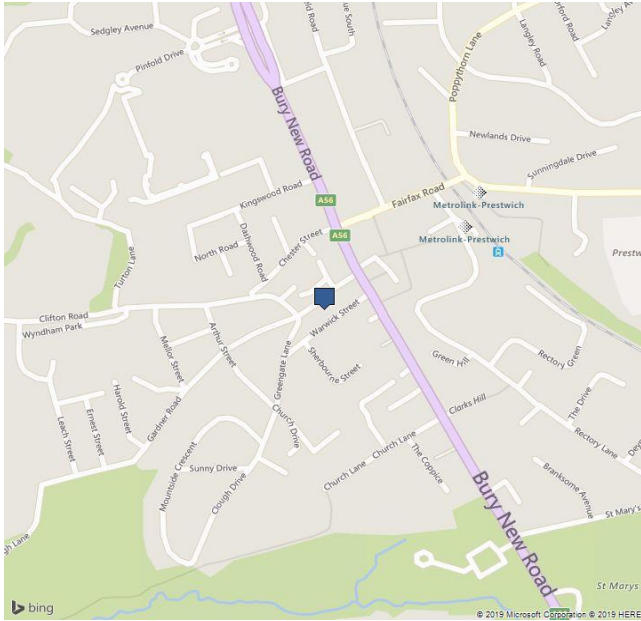
Office Suites, 2 Clifton Road, Manchester, Lancashire, M25 3HQ



## Office Suites above Busy High Street

**1,072 SQ FT (99.59 SQ M)**

- Currently being Refurbished (Due Completion Mid-March 2019)
- Self-Contained Office
- Close Proximity to Nat West, Barclays & TSB Banks



## LOCATION

The property is situated on the corner of Bury New Road and Clifton Road within the Prestwich suburb. Bury New Road serves as an arterial route between Manchester City Centre and Bury. Manchester City Centre is located approximately five miles south of the subject property and junction 17 of the M60 motorway is approximately 0.5 miles north of the property. Nearby occupiers include Barclays Bank, Coral Bookmakers and Nat West Bank.

## DESCRIPTION

The property is comprised of a number of office suites set across the ground and first floors within an end terrace building of traditional brick construction under a pitched roof. Access into the unit is off Clifton Road via a dedicated personnel door. On the ground floor there is a single office suite with a staircase leading up to the first floor where a further four office suites are located. To the rear the unit benefits from a kitchenette area as well as WC facilities. The property is currently undergoing extensive refurbishment which is due to be completed mid-March 2019. From the Schedule of Works we understand that internal specifications will include painted ceilings and walls, carpet flooring to the first floor and vinyl flooring to the ground floor, double glazing and heating to be provided via wall mounted electric heaters. Mains services to the property include electric, water and drainage.

## ASKING RENTAL

£10,000 per annum plus VAT.

## ACCOMMODATION

The property has been measured in accordance with the Property Measurement (2nd Edition) to provide the following NIA and IPMS3 office floor areas:

Ground Floor	86 sq ft	8 sq m
First Floor	986 sq ft	91.57 sq m
<b>Total</b>	<b>1,072 sq ft</b>	<b>99.57 sq m</b>

## TENURE

The property is available on an effective Fully Repairing and Insuring basis on terms to be agreed.

## VAT

VAT is applicable on this property.

## EPC

A copy of the EPC is available on request.

## VIEWING & FURTHER INFO

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah & Company

Agent: Robert Gann

Tel: 0161 817 3399 (Opt. 1)

Email: [robertgann@roger-hannah.co.uk](mailto:robertgann@roger-hannah.co.uk)

## DATE OF PREPARATION

26/02/2019