ONE
BASEMENT
OFFICE LEFT

High quality office suites to let

Norwood House 53 Brighton Grove Fallowfield
Manchester M14 5JT

From 13.19 sq. m. (1142 sq. ft.)
to 228 sq. m. (2455 sq. ft.)

Great alternative to Manchester City Centre

Period property in a sought after location

Flexible licence terms

All inclusive rental

24 hour access

NO
BUSINESS RATES
TO PAY

Location

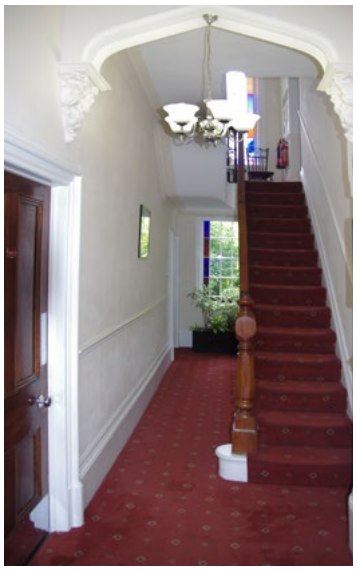
Norwood House is prominently located right on the junction of Danes Road and Brighton Grove in Fallowfield, approximately 300 yards from Wilmslow Road (A34), one of Manchester City Centre's main arterial links with South Manchester, the regional and national motorway network and Manchester Airport.

Description

The 3-storey period property sits well within the leafy suburbs of Fallowfield, providing potential occupiers with the benefits of a pleasant working environment with plenty of character, local shops and restaurants and Manchester City Centre less than a 10 minute drive away. The accommodation is set out over 4 floors, with several offices on each floor with communal kitchen and toilet facilities.

The premises benefits are :-

* 100% relief on business rates
* 10 minutes from city centre
* 15 minutes from motorway
* Located between two parks
* Walking distance to shops
* Newly refurbished offices
* Ideal for startup business
* G4S monitoring system
* Private secure parking
* Flexible licence terms
* On road parking
* Gated entrance
* Office cleaning
* Inclusive rental
* 24 hour access
* Quite location



Room	Floor	Description	Sq M	Sq Ft	Status	Inclusive Rent (per annum)*	Ratable Value	Availability
1	Ground	Front Right	20.9	225	LET	LET	LET	LET
2	Ground	Front Left	20.8	224	LET	LET	LET	LET
3	Ground	Back Office	13.3	143	LET	LET	LET	LET
4	First	Front Right	20.8	224	LET	LET	LET	LET
5	First	Front Centre	4.9	53	LET	LET	LET	LET
6	First	Front Left	20.9	225	LET	LET	LET	LET
7	First	Back Office	14.1	152	LET	LET	LET	LET
8	Second	Front Right	16.1	173	LET	LET	LET	LET
9	Second	Front Left	13.2	142	LET	LET	LET	LET
10	Second	Back Office	20	215	LET	LET	LET	LET
11	Basement	Front Right	20.8	224	TO LET	£3600.00	£710.00	April 2018
12	Basement	Front Left	19.7	212	LET	LET	LET	LET
13	Basement	Back Office	13.1	141	LET	LET	LET	LET

* Figure includes rent, electric, water, gas, office cleaning, G4S security & outside maintenance. Plus shared kitchen and WC

Lease Terms

The individual suites are available on inclusive rental figures (including, water rates, cleaning, gas electricity, security and garden maintenance) for a term to be agreed.

Legal costs

The ingoing tenant would be responsible for the landlords reasonable legal costs in the preparation of the lease.

Parking

6 unallocated car parking spaces with plenty of easy on street parking.

Viewing

Gifford Dixon
Commercial Property

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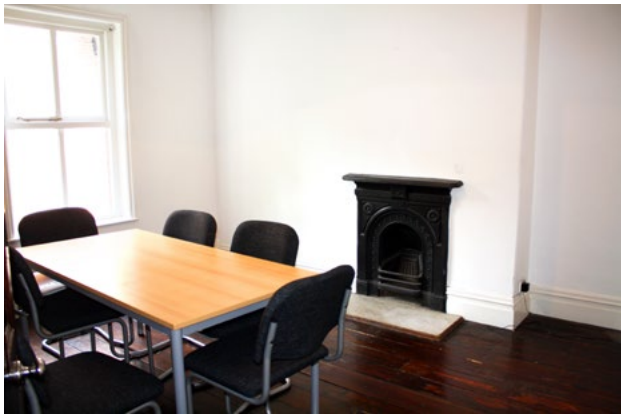

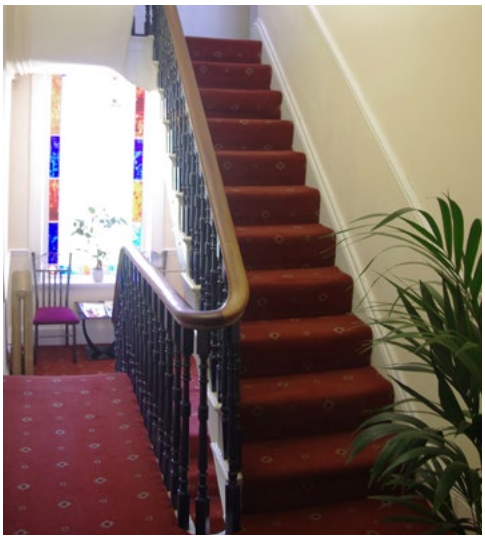

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