

ONLY
FOUR OFFICES
REMAINING

Gifford Dixon

Commercial Property

TO LET



First Floor, Nelrose, Princess Road, Didsbury, Manchester, M20 2LT

Office/ Storage Rooms

Available from 54 Sq Ft – 208 Sq Ft

From £2,000 - £4,940 pa

gifforddixon.co.uk

0161 667 1317

Gifford Dixon

LOCATION

This property is situated on the west side of Princess Parkway (A5103) at the junction of Nell Lane, which is approximately 4 miles South of Manchester City Centre.

Access to the national motorway network is within very easy reach. Nearby users include Designer Flowers by Rodgers, EPG Services Ltd and Magic Balloons.

DESCRIPTION

The property comprises a two storey corner premises of brick construction beneath a pitched slate roof. The subject premises occupy the first floor of the property and have been split into smaller individual offices, which offer affordable office accommodation in a prominent and popular location.

The premises benefits from:

- uPVC double glazed windows
- Secure private access and alarm system
- Newly fitted common kitchen
- Male/Female toilet facilities
- Flexible licence terms
- 24 hour access
- Utilities included in rental
- Ideal for start-up businesses

A separate access to the subject office premises is provided via a side door between 'Magic Balloons' and 'EPG Services Ltd' off Princess Road, which lead to stairs and the following accommodation:

Office No.	Sq M	Sq Ft	Status	Inclusive Rent (per annum)*	Ratable Value
1	11.98	129	TO LET	£3,600.00	£1,325.00
2	7.62	82	TO LET	£2,080.00	£950.00
3	7.62	82	TO LET	£2,080.00	£942.00
4	19.32	208	LET	LET	LET
5	14.86	160	TO LET	£4,200.00	£2,200.00
6	27.59	297	LET	LET	LET
7	21.09	227	LET	LET	LET
8	5.02	54	LET	LET	LET

*Figure includes rent, electric, water and gas. Plus shared kitchen and W/C facilities

LEASE TERMS

The available units are available on inclusive rental agreements (including water rates, gas, electric) on either a short term licence agreement or a longer lease.

EPC RATING

D (93)

BUSINESS RATES

The individual offices rateable values can be found on the table opposite.

Small business rate relief may be available on these offices, depending on the ingoing tenants' individual circumstances. Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable.

VAT

We understand that VAT is chargeable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' reasonable costs in the preparation of the lease/licence agreement.

VIEWINGS

Strictly by appointment with

Gifford Dixon

Commercial Property

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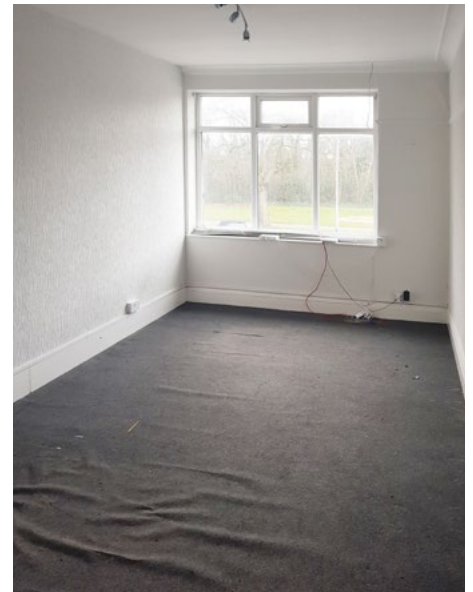


Subject to contract

10th May 2018

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MANCHESTER
CITY CENTRE
4 MILES

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MOTORWAYS
M56 & M6

The plans and drawings provided are not to scale and are for indicative purposes only.

Important Notice

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