

ONLY  
THREE ROOMS  
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](http://gifforddixon.co.uk)

# 0161 667 1317

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## 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:

Room No.	Sq M	Sq Ft	Status	Inclusive Rent (per annum)*	Ratable Value
1	11.98	129	LET	LET	LET
2	7.62	82	TO LET	£2080.00	£950.00
3	7.62	82	TO LET	£2080.00	(£942.00
4	19.32	208	LET	LET	LET
5	14.86	160	TO LET	£3900.00	£1,833.00
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

### Steven Gifford-Dixon MSc MRICS

T: 0161 667 1317

M: 07779 263914

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

W: [gifforddixon.co.uk](http://gifforddixon.co.uk)

[@gifforddixon](https://twitter.com/gifforddixon)

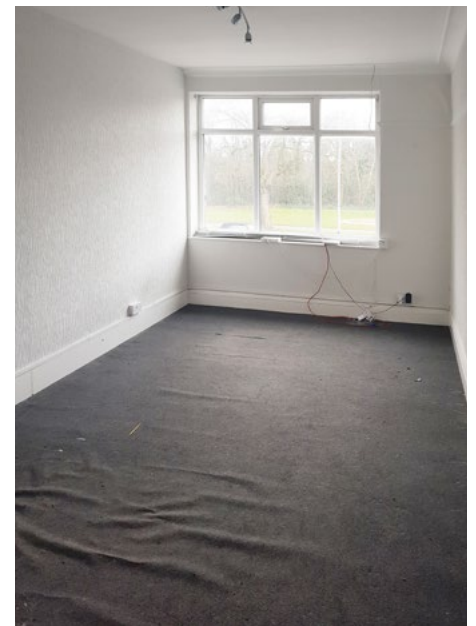


Subject to contract

10th May 2018

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0161 667 1317



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MANCHESTER  
CITY CENTRE  
4 MILES



Magic Ball



IBI Group

The Boulevard Deli

RxGym

The Wood School

Siemens

Didsbury Gate

Birches School

MOTORWAY  
M56 & M6



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

#### Important Notice

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