

# Gifford Dixon

Commercial Property

## TO LET



**Unit 7 Penny Black Chambers, 13-15 Barton Road, Worsley  
Manchester, M28 2PD**

**First Floor Office Premises**

**805 Sq Ft (74.79 Sq M)**

**£15,000 per annum**

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

**0161 667 1317**

# Gifford Dixon

## LOCATION

Situated on the busy and popular Barton Road along a parade of retail, office and leisure premises in the affluent town of Worsley.

Manchester City Centre is located around 7 miles to the East, and the immediate area boasts excellent transport links, being less than a minutes' drive to Junction 13 of the M60 orbital motorway. Conveniently, the Trafford Centre is located around a 5-minute drive away from the premises.

Other nearby users include George's Restaurant, Village Newsagents and Hidden Beauty.

## DESCRIPTION

This first floor office premises is accessed via ground floor secure intercom entrance off Barton Road and provides quality, well-appointed and largely open plan office accommodation.

The unit also benefits from shared kitchen and toilet facilities, along with the other first floor occupant.

## ACCOMMODATION

The main entrance door off Barton Road leads to stairs and corridor and the following accommodation: -

Ground Floor	Sq. M.	Sq. Ft.
Reception area	5.41	58
Meeting Room	9.17	99
Main Office	52.45	564
Storage	3.16	34
Server room	4.6	50

Plus shared kitchen and male/female toilet facilities.

## RENT

**£15,000** per annum.

## SERVICE CHARGE

The current years' service charge contribution for this unit stands at £4,651.36. This includes heating of the unit and a contribution towards maintenance and decoration of the internal common parts and exterior of the building.

## BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £7,700.

100% Small business rate relief may be available on this premises, depending on the ingoing tenants' individual circumstances.

Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

## VAT

We understand that VAT is applicable and charged on this property.

## TERMS

The premises are available on a new effective FRI (full repairing and insuring) lease for a minimum of 6 years with all other terms to be agreed.

## VIEWINGS

Strictly by appointment with :



## Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

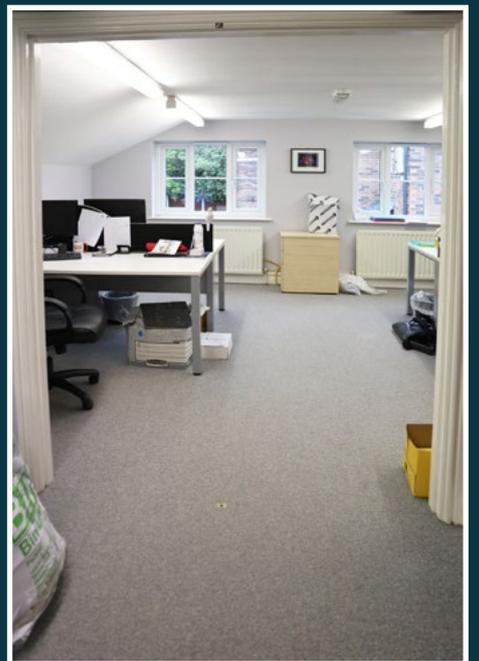
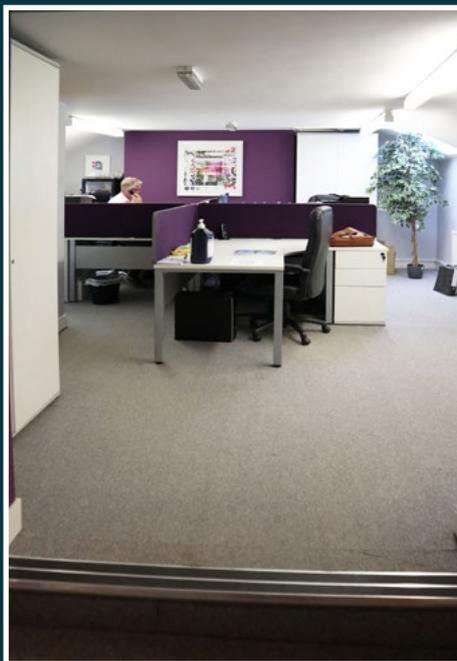
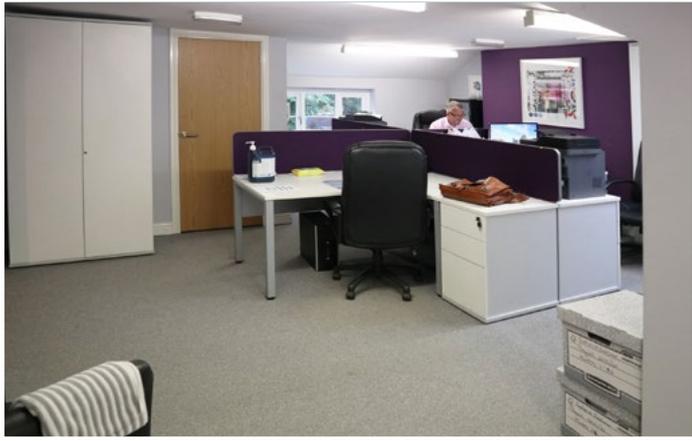
E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

Subject to contract

6th July 2020

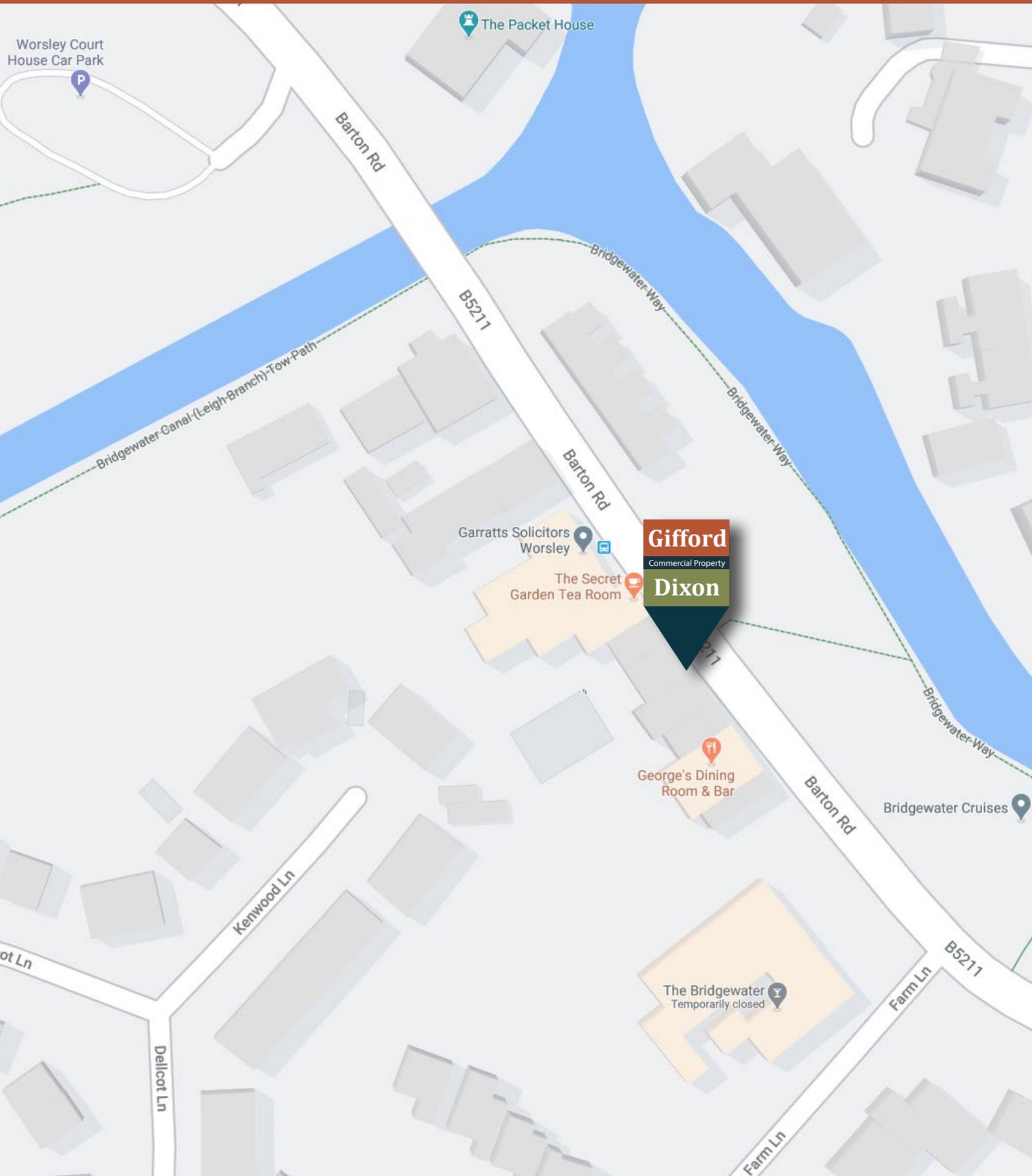
# 0161 667 1317

# Gifford Dixon



0161 667 1317

# Gifford Dixon



**Gifford**  
Commercial Property  
**Dixon**

**Important Notice:** Gifford Dixon Commercial Property for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor(s) or lessor(s) do not make or give and neither Gifford Dixon Commercial Property nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Finances Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

**0161 667 1317**