ONLY THREE OFFICES REMAINING

Gifford Dixon

High-quality office suites to let

Norwood House 53 Brighton Grove Fallowfield
Manchester M14 5JT

Offices from 4.9 sq.m. (53 sq.ft.) to 20.9 sq.m. (225 sq.ft.)

Ten minutes from Manchester City Centre
Fifteen minutes from motorway network
No business rates to pay
Private secure parking
Flexible licence terms
All inclusive rental
Free WiFi

0161 667 1317

Gifford Dixon

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.

Lease Terms
The individual suites are available on an all inclusive rental figure (including, water rates, cleaning, gas, electricity, security, free WiFi and garden maintenance) for a term to be agreed.

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

Viewings
Strictly by appointment with:

Gifford Dixon

Commercial Property

Steven Gifford-Dixon
T: 0161 667 1317
M: 07779 263914
E: steven@gifforddixon.co.uk
W: gifforddixon.co.uk

0161 667 1317

Gifford Dixon

Room	Floor	Description	Sq M	Sq Ft	Status	Inclusive Rental (per annum)*	Ratable Value	Availability
1	**Ground**	**Front Right**	**20.9**	**225**	**TO LET**	**£8000.00**	**£2125.00**	**TO LET**
2	**Ground**	**Front Left**	**20.8**	**224**	**TO LET**	**£8000.00**	**£2100.00**	**TO 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**	**TO LET**	**£3600.00**	**£530.00**	**TO 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	Lower Ground	Front Right	20.8	224	LET	LET	LET	LET
12	Lower Ground	Front Left	19.7	212	LET	LET	LET	LET
14	Lower Ground	Back Office	13.1	141	LET	LET	LET	LET

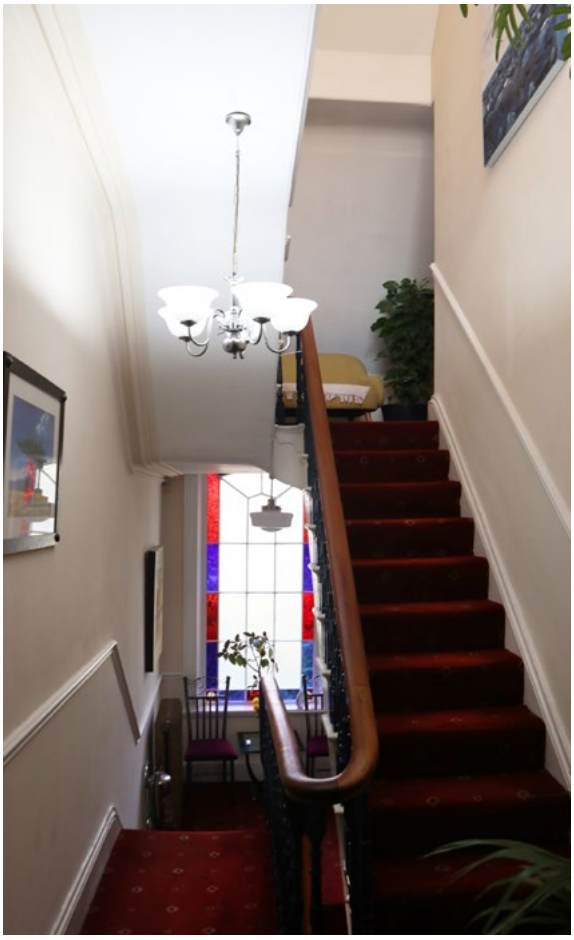
* Figure includes rent, electric, water, gas, office cleaning, G4S security, WiFi & outside maintenance. Plus shared kitchen and two WC's

0161 667 1317

Gifford Dixon

0161 667 1317

Gifford Dixon

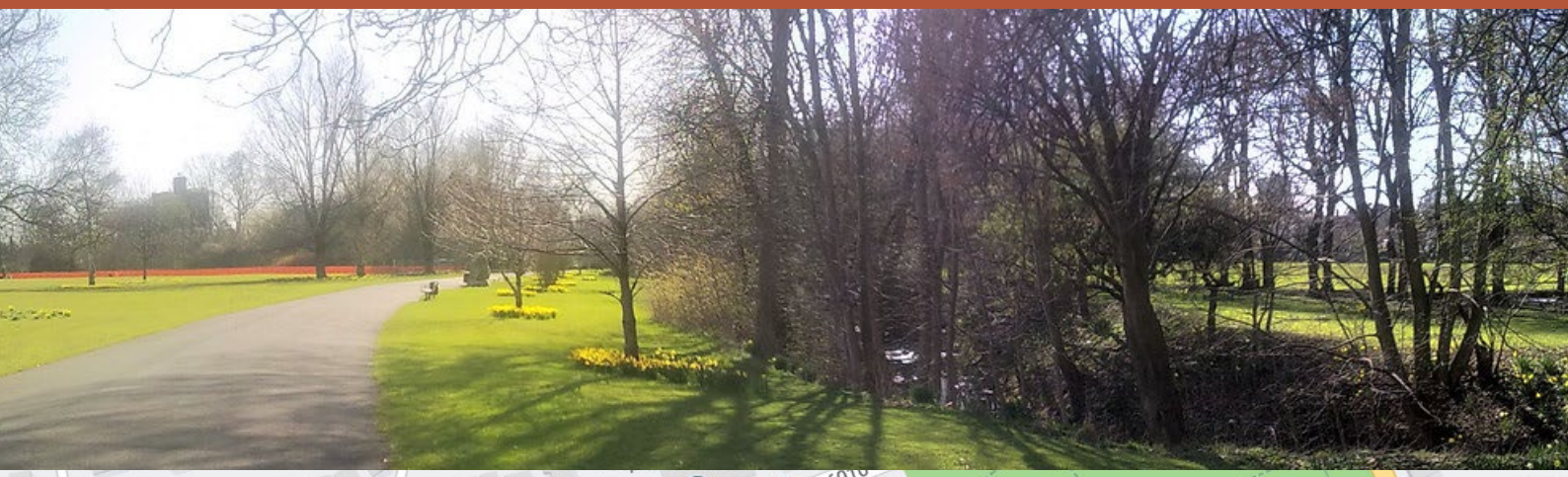


0161 667 1317

Gifford Dixon

0161 667 1317

Gifford Dixon



0161 667 1317