

Gifford Dixon

Commercial Property

OFFICE SPACE TO LET



Emery House, Fog Lane, Didsbury, Manchester, M20 6FJ

Suites available from 22 Sq. M. (237 Sq. Ft.) to 40.67 Sq. M. (438 Sq. Ft.)

Rents starting from £300 p.c.m

gifforddixon.co.uk

0161 667 1317

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LOCATION

This prominent parade is situated along Fog Lane close to the boundary between Didsbury and Burnage.

Manchester City Centre is situated less than 5 miles to the North via Kingsway with excellent transport links, being less than 3 miles from Junction 5 of the M60 motorway and within a minute walk of Burnage train station.

Occupiers include amongst others Coral Bookmakers, South Manchester Credit Union, CJ's Studio Hairdressers and Top Pizza takeaway.

DESCRIPTION

The property is a substantial detached two storey parade of brick construction under a pitched slate roof, with 6 garages and private gated car park to the rear.

The subject of this letting is office space to the first floor, which has been sub-divided to provide comfortable, well-appointed and affordable office accommodation in a popular location. The offices are accessed via the main entrance from the centre of the parade fronting onto Fog Lane.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

First Floor	Sq. M.	Sq. Ft.	Rent PA	Service Charge PA
Suite 2 (Room 2c)	22	237	£3,600	£499.08
Suite 5	40.67	438	£6,000	£774.44

Plus shared kitchen and toilet facilities.

SERVICE CHARGE

A service charge is levied against each property based on the floor space that they occupy. The current years figures can be found in the above table.

The above service charge figure covers such items as buildings insurance, repairs to the common parts and exterior, accounting and administration, external decoration, car park & communal cleaning, fire prevention, alarm maintenance, and electric gate maintenance.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

EPC RATING

D (90)

VAT

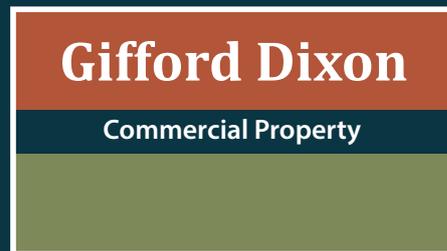
We understand that VAT is not applicable to the rent on this property.

TERMS

The premises are available on new effective FRI (fully repairing and insuring) lease(s) for a minimum of 3 years with the lease to be excluded from the security of tenure provisions of sections 24-28 of the Landlord & Tenant Act 1954 Part II.

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

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M: 07779 263914

E: steven@gifforddixon.co.uk

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Subject to contract
4th December 2020

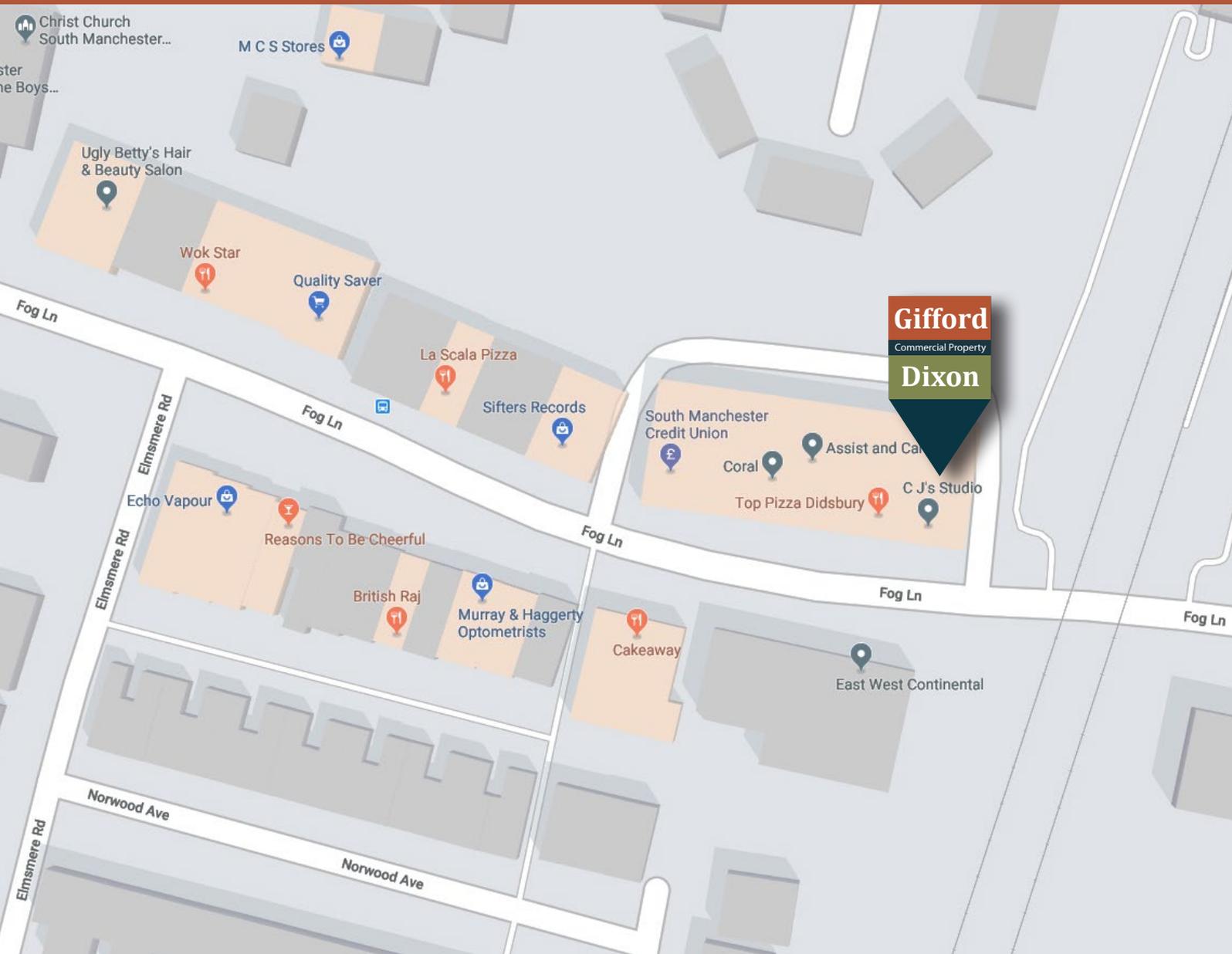
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