

**ONLY  
ONE OFFICE  
AVAILABLE**

# Gifford Dixon

Commercial Property

## OFFICE SPACE TO LET



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

**Suites available from 15.75 Sq. M. (170 Sq. Ft.) to**

**40.67 Sq. M. (438 Sq. Ft.)**

**Inclusive rents starting from £250 p.c.m**

[gifforddixon.co.uk](http://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.	Status	Inclusive Rental (PA*)	Rateable Value
Suite 2c	22	237	LET	LET	LET
<b>Suite 2d</b>	<b>15.75</b>	<b>170</b>	<b>TO LET</b>	<b>£3,000</b>	<b>TBC</b>
Suite 5	40.67	438	LET	LET	LET

\*Figure includes rent, buildings insurance, maintenance and repair of the common parts, cleaning of the common parts, alarm and gate maintenance. Plus use of shared kitchen and W/C facilities.

## LEGAL COSTS

The ingoing tenant is to be responsible for the lease/licence preparation fee.

## EPC RATING

D (90)

## VAT

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

## TERMS

The individual suites are available on inclusive rental figures on minimum 12 month terms.

## VIEWINGS

Strictly by appointment with :

**Gifford Dixon**

**Commercial Property**

**Steven Gifford-Dixon**

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)

Subject to contract  
18th August 2021



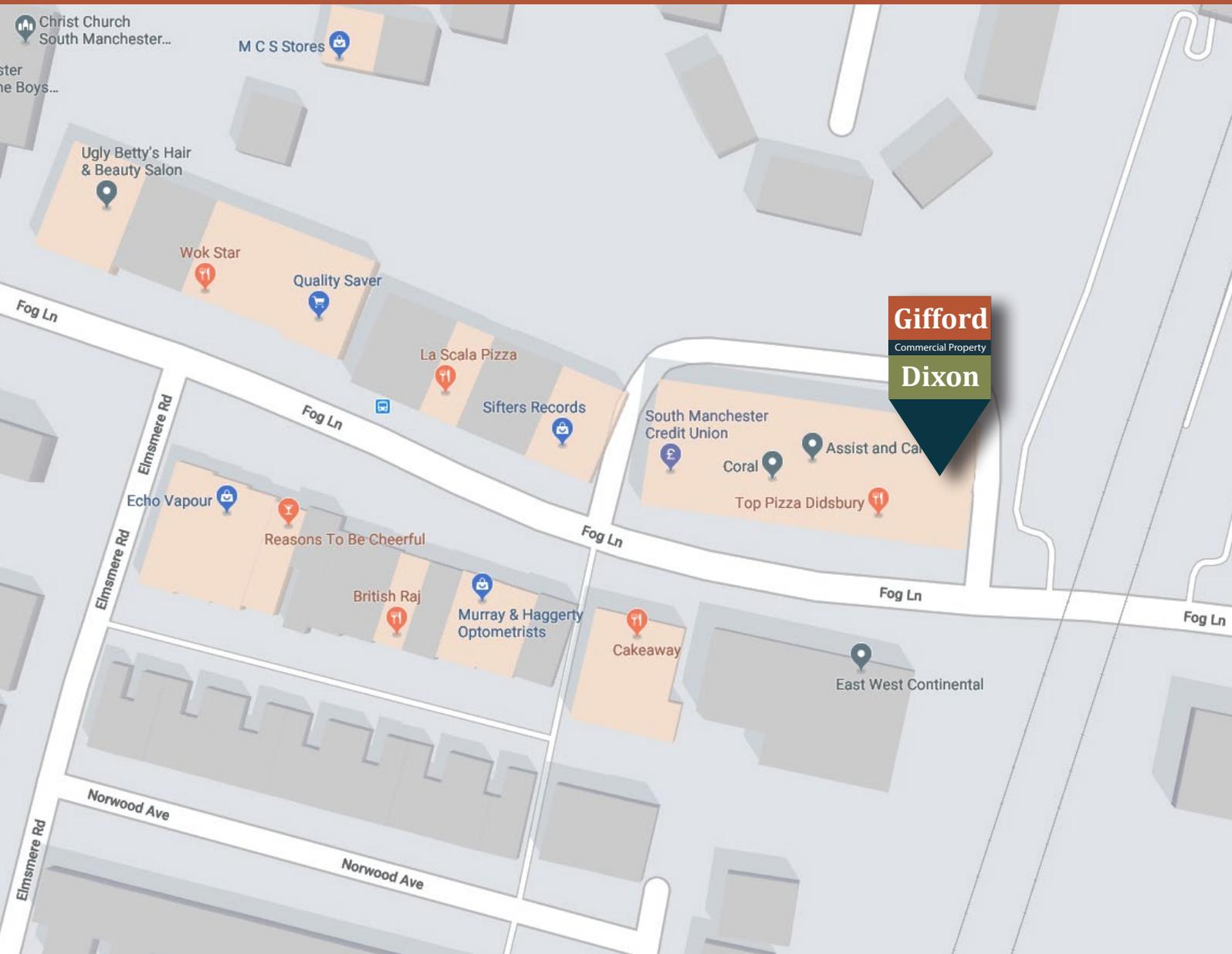
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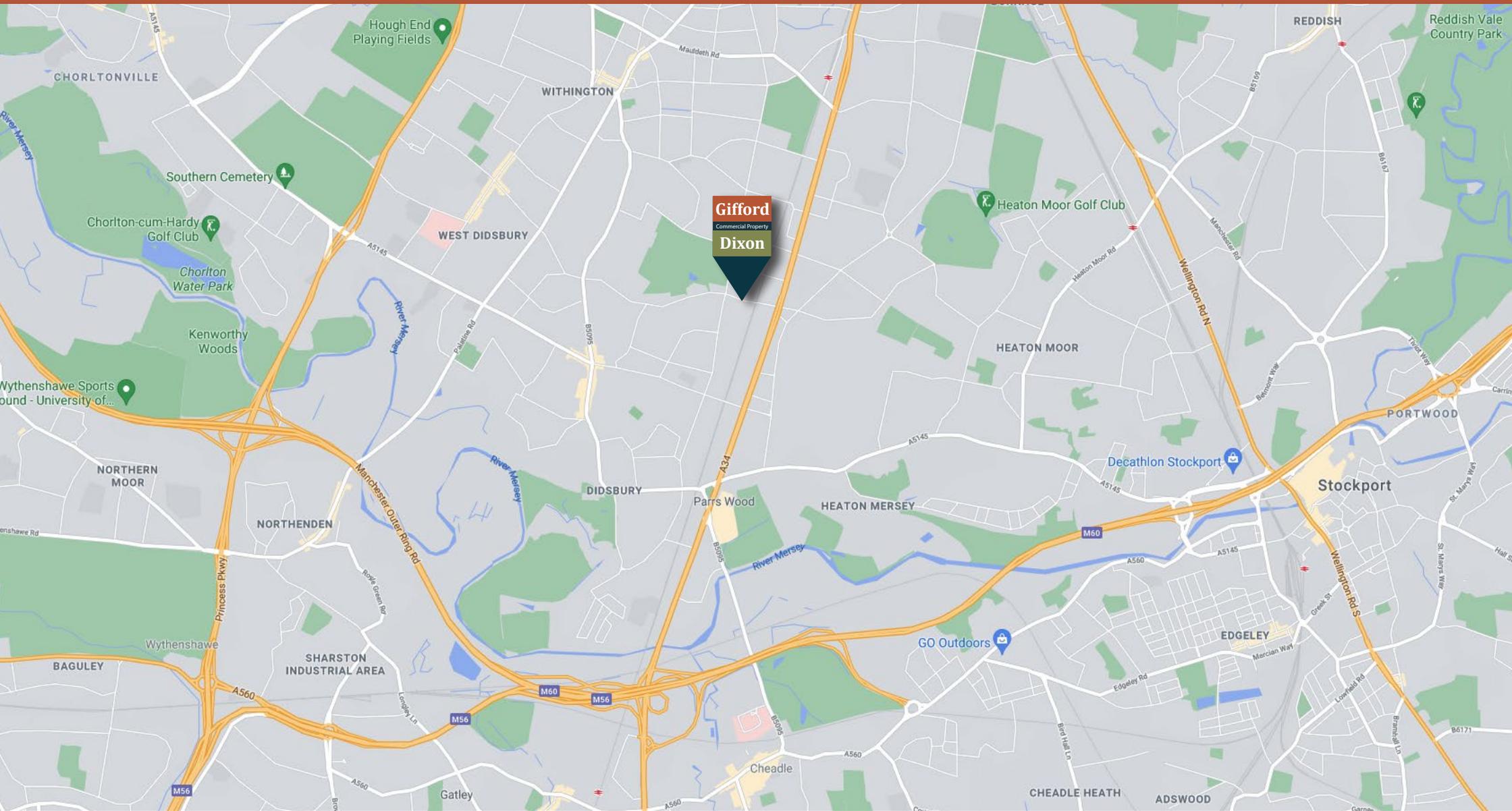
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