

# Gifford Dixon



Open the door to Norwood House

0161 667 1317



A bright, modern office suite with a bed, chair, and bookshelf. The room features large windows with black blinds, a ceiling fan, and a grey carpet. Sunlight streams in from the windows, creating a warm atmosphere. The furniture includes a bed with a grey quilt, a wooden chair with a grey seat, and a wooden bookshelf. A small framed picture hangs on the wall.

## High-quality office suites to let

Norwood House 53 Brighton Grove Manchester M14 5JT

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

Common parts cleaned on a daily basis and offices weekly

Utilities - Lighting, heating and water are included

No legal fees, sign up fees or exit fees

100% relief on business rates

Private secure parking

Flexible licence terms

Free WiFi



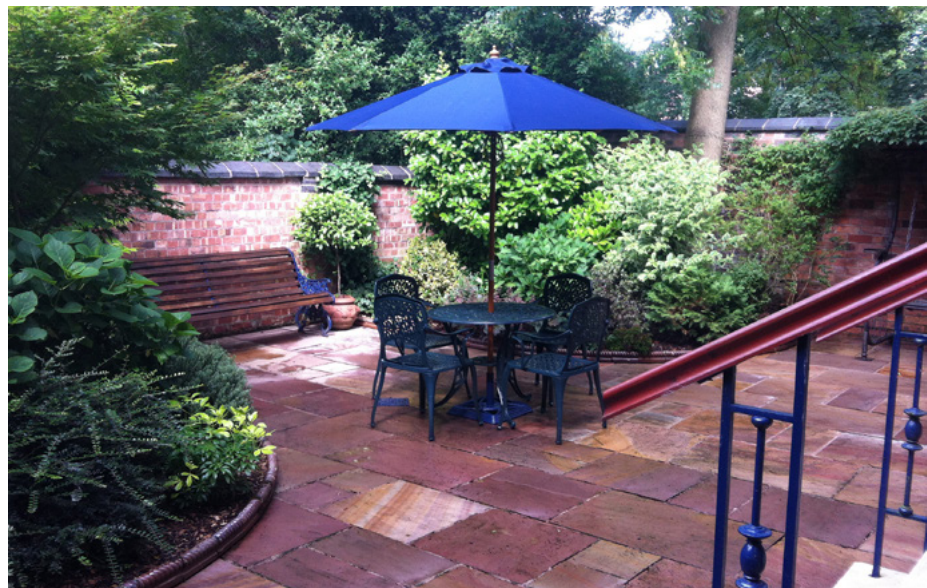








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## LOCATION

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, WiFi and garden maintenance) for a term to be agreed.

## PARKING

7 unallocated car parking spaces with plenty of on street parking.

## LEGAL COSTS

Norwood House has an in house licence agreement which is used as standard, therefore there are no legal fees.

## CONTACT

**Gifford Dixon**

Commercial Property

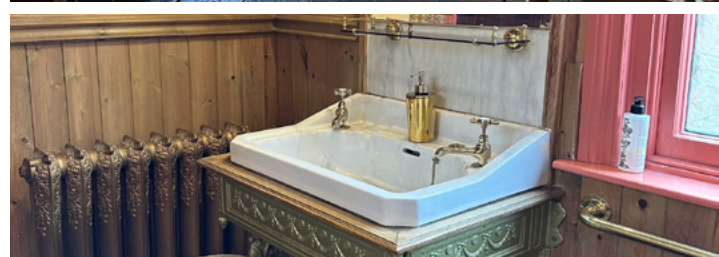
**Steven Gifford-Dixon**

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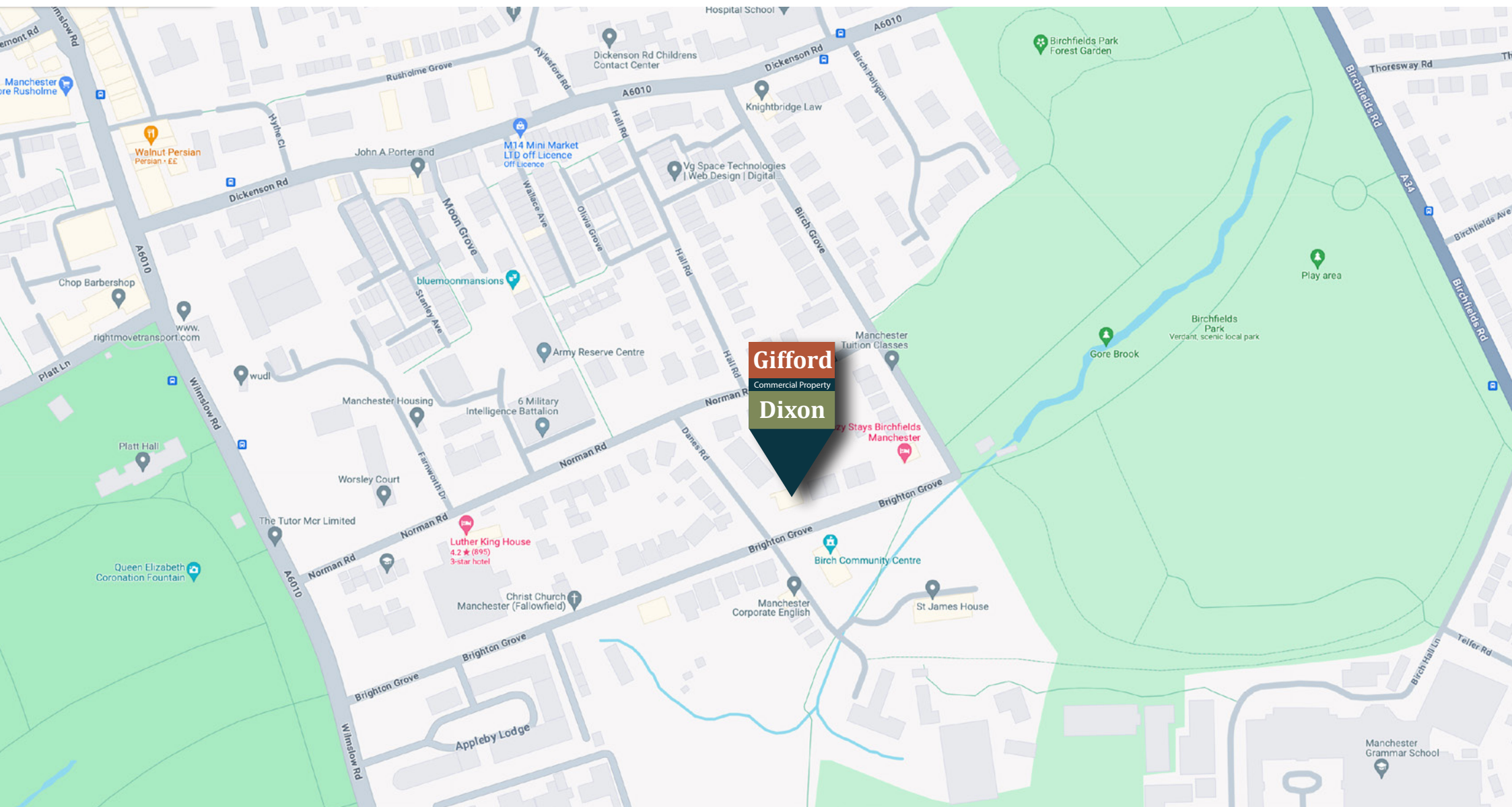


Room	Floor	Description	Sq M	Sq Ft	Status	Inclusive Rental (pa)*	Ratable Value	Availability
1	Ground	Front Right	20.9	225	LET	LET	LET	LET
2	Ground	Front Left	20.8	224	LET	LET	LET	LET
3	Ground	Back Office	13.3	143	LET	LET	LET	LET
4	First	Front Right	20.8	224	LET	LET	LET	LET
5	First	Front Centre	4.9	53	TO LET	£3,000.00	£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

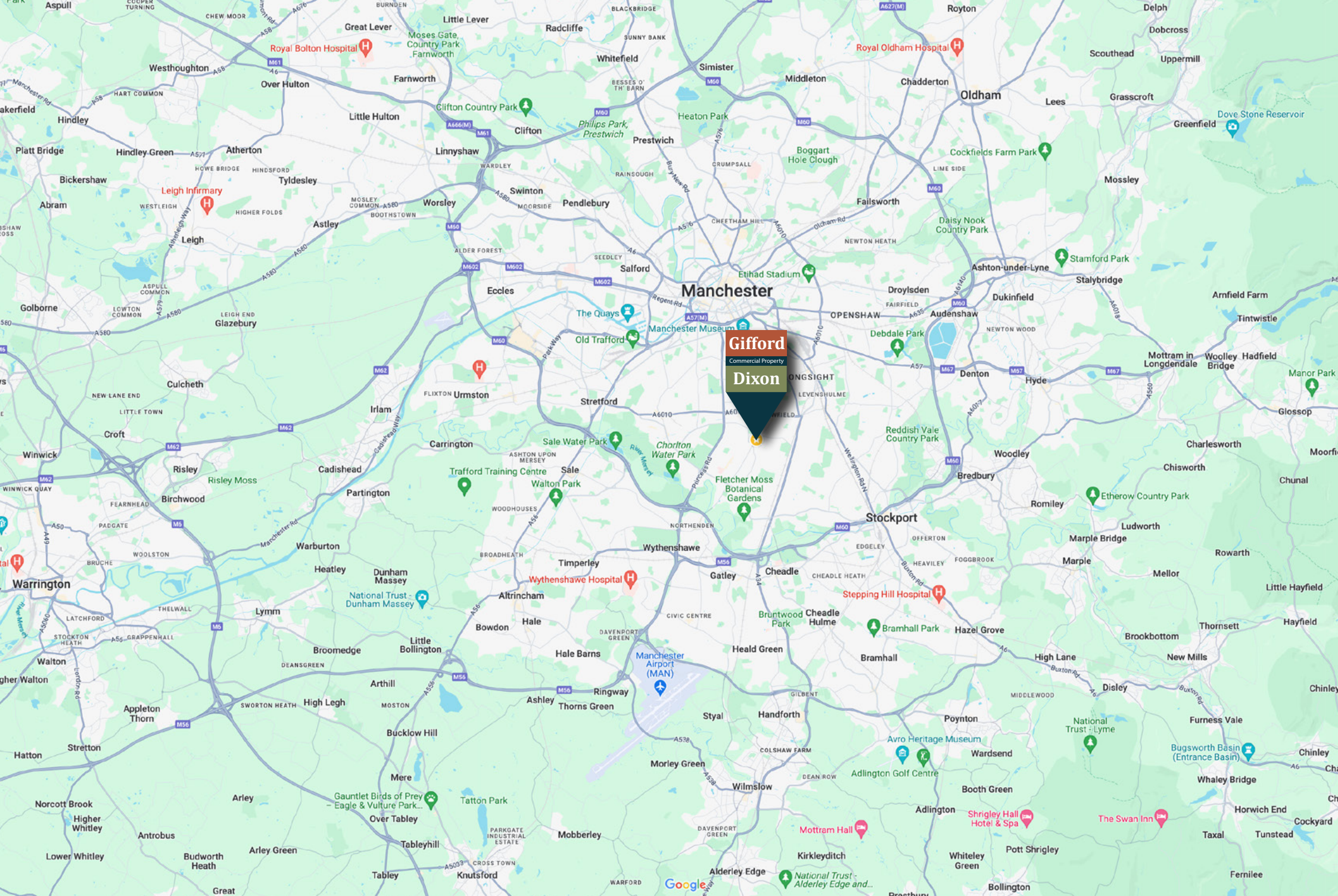
\* Figure includes rent, electric, water, gas, office cleaning, G4S security, WiFi and outside maintenance. Plus shared kitchen and two WC's

## 0161 667 1317









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