



To Let Secure Ground Floor Offices with on site parking

**Ground Floor, Hindsford House, Printshop Lane, Atherton, Manchester,
Lancashire, M46 9BJ**

1,217 ft² (113.06 m²)

- Modern Office Accommodation
- On site parking
- Mix of cellular and open plan accommodation
- Recently refurbished
- Secure site

Description

The opportunity is to lease a Ground Floor office premises in a secure office complex with onsite parking. The property provides a mix of open plan and private office space, a large kitchen area and W.Cs It is suitable for both office and light storage. The property provides cellular office space but can be modified to incorporate more open plan office accommodation is required.

Located in a secure complex the property also offers up to 4 car parking spaces Office specification include, LED lighting, perimeter Trunking, climate control systems and carpeting throughout.

Location

The property is located off Printshop Lane, close to the junction with Tyldsley Road. It has good access to both Tyldsley Town Centre, Leigh and Atherton Town Centre, along with being a short distance from a Number of national retailers, including Iceland and McDonalds. It has good transport links with both the M61 at junction 4 and the A580 East Lancs Road, being accessed within 3 miles of the subject property. Therefore providing good access to both the regional and national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

Ground Floor 1,217 sq ft

Rent and Lease Terms

£15,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The property will be held on a full repairing and insuring lease for a term to be agreed.

A service charge will also be payable in addition to the rent at and estimated cost of £2,000 per annum.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value Ground Floor - £14,750

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221 030
info@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.