



## Millennium House, Ridgway Park, Manchester M34 2SY

**TO LET**

2nd Floor South Suite, Millennium  
House, Ridgway Park, Denton,  
Manchester

**2,479 Sq Ft  
(230.34 Sq M)**

# Millennium House, Ridgway Park, Manchester M34 2SY

## DESCRIPTION

The 2nd Floor South Suite at Millennium House, Progress Way, Ridgway Park, Denton, Manchester M34 2SY. The property comprises modern office space with the benefit of carpeted flooring and raised access floors, suspended ceilings with inset air conditioning, lighting and services.

The property benefits from 11 dedicated car parking bays.

- ✔ Full access raised floors with part perimeter trunking
- ✔ Board Room
- ✔ Kitchen/Canteen
- ✔ Can be delivered fully fitted

## LOCATION

Millennium House is located within Ridgway Park, Denton, an established business park. The property is located off Progress Way Within 0.75 miles of J24 of the M60 Motorway.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>2,479</b>	<b>230.34</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

Available by way of assignment on a lease expiring 27 April 2027, subject to contract.



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Regulated by RICS 22-Dec-2023

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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