



Unit 2
Ashbrook Office Park
Longstone Road
M22 5LB

**2,739
SQ.FT.**



- Two Storey HQ Office
- Feature Reception with Sky LEDs
- Air Conditioning
- Fully DDA compliant
- Internet lease line available
- Also Suitable for "E Classes"
- 11 spaces including 3 EV points
- Within 1 mile of Manchester Airport

Location

Ashbrook office park is a scheme of ten purpose built offices within a gated and fenced site located on Longstone Road which is accessed just off Styal Road. The immediate area provides a mix of residential and commercial occupiers. A well established and popular location within the commercial sector due to its proximity to Manchester Airport, A34 and the M56

Manchester Airport - 1 miles

Manchester Airport Relief Rd - 0.2 miles

M56 Junction 5 - 2 miles



Description

A fully refurbished 2739 sq.ft. self contained two storey office. The property which can be summarised as follows:

- Providing a mix of open plan office, private office, meeting rooms and kitchen/breakout amenity
- High Spec including Full Height Glazed Partitioning, LED lighting, Air Conditioning and Integrated Audio System
- Feature reception including architectural sky LED ceiling panels
- Other features include remote access control, platform lift, high speed lease line and fully equipped kitchen
- High Quality bespoke office furniture available subject to separate negotiation
- Within close proximity to the A34 and M56 and within very close proximity to Manchester Airport
- Suitable for Office/ Lab and Technology use. Also available to users falling into the "E Classes"
- Extensive Parking for 11 cars including 3 EV Charging Points.

Accommodation

Ground Floor:	1,348 sq.ft
First Floor:	1,391 sq.ft
Overall	2,739 sq.ft

Services

All mains services available to the property. Electricity, water and drainage.

Rateable Value

£40,750

Rent/Price

£45,000 per annum
£615,000 subject to contract

EPC

Available on request.



Terms/Tenure

The property is held long leasehold for a term of 200 years from 5/6/1992

VAT

All figures are quoted exclusive of but are subject to VAT

Viewing

Contact Sole Agents MBRE - 0161 850 1111
Michael Blackshaw mb@mbre.space 07792201467

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. July 2024