

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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YOUR BEST MOVE YET...

THOMASWILLMAX.CO.UK

**THE OLD POLICE STATION  
34 STATION ROAD, URMSTON  
MANCHESTER M41 9JQ**

**TO LET - £570 PCM plus VAT**



**GROUND FLOOR OFFICE ROOM 3  
22 SQ.M (237 SQ.FT.)  
INCLUSIVE OF HEATING AND ELECTRICITY  
AND ONE CAR PARKING SPACE  
AVAILABLE ON FLEXIBLE LEASE TERMS**

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## DESCRIPTION

This former police station is located on the corner of Church Road and Station Road being just a few minutes' walk from Urmston train station and 5 minutes' drive from the motorway network. Having just been refurbished offers a range of offices available on flexible lease terms. Inclusive of heating and lighting. The offices are accessed via a hardwood stained glass entrance door which leads through to reception area leading through to a communal kitchen and male and female WC's. All of the offices are equipped with a video intercom entry system.



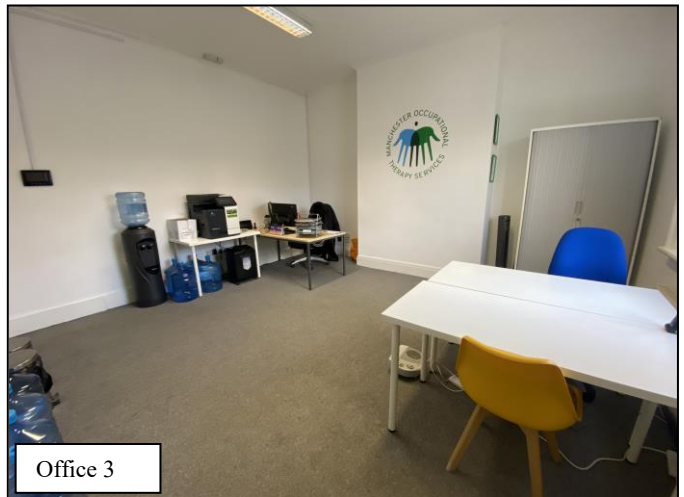
Entrance Hallway



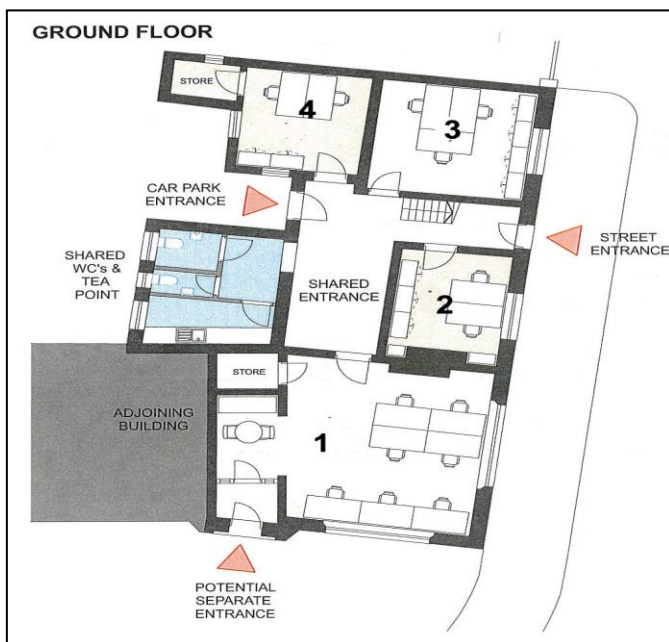
Entrance Hallway



Office 3



Office 3



More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**97** This is how energy efficient the building is.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.