

# thomas · willmax

COMMERCIAL SALES, LETTINGS AND MANAGEMENT

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THOMASWILLMAX.CO.UK

## 283 PALATINE ROAD NORTHENDEN, MANCHESTER M22 4ET TO LET - £14,400 P.A.



**DECEPTIVELY LARGE RETAIL/OFFICE UNIT  
OFFERING APPROXIMATELY 93 SQ.M. (1013 SQ.FT.)  
PLUS KITCHEN AND WC'S.**

THOMAS WILLMAX LIMITED  
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## ENTRANCE

Electric operated steel roller shutter blind leading through to covered entrance porch having 4 ceiling spot lights with good size display window to the side and glazed entrance door leading through to

## RETAIL/RECEPTION/OFFICE 1 (5.9m x 3.8m)

To the front of the unit there is an additional display window to that overlooking the entrance porch with LED ceiling lights. Smoke detector. Wall mounted alarm control panel. Numerous power points. Network points. Telephone points. Alarm sensor. Two central heating radiators. Door leading through to

## INNER HALLWAY

An L-shaped inner hallway with range of LED lighting and emergency lighting with rear fire exit. Central heating radiator. Power points. Storage cupboard. Doors leading through to

## ROOM 2 (6m x 5.2m)(maximum)

With LED lighting. Two roof lights. Two central heating radiators. Numerous power points. Network points. Telephone points. Emergency lighting. Door leading through to

## COMPUTER/SERVER ROOM (2.12m x 1.2m)

Central heating radiator. Ceiling light. Numerous power points. Glass fronted computer cabinet.

## ROOM 3 (8.2m x 4.2m)

LED lighting. Two roof lights. Emergency lighting. Two central heating radiators. Numerous power points. Network points. Telephone points.

## KITCHEN

Stainless steel sink set into run of marble effect worktop with range of base units below and matching wall units above. Part tiled walls. LED lighting. Central heating radiator. Power points.

## MALE WC

LED lighting. Central heating radiator. Wash hand basin. Part tiled walls.

## FEMALE WC/DISABLED

LED lighting. Central heating radiator. Wash hand basin. Part tiled walls.

## RATEABLE VALUE/RATES PAYABLE - £6,700 p.a.

The premises qualify for full small business rates relief.

## VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

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.

