

STANLEY HOUSE
19-23 CROFTSBANK ROAD, URMSTON M41 0TZ
TO LET FROM - £8,700 p.a.



**TWO REFURBISHED OFFICE SUITES SITUATED ON THE 2ND FLOOR
COMPRISING TWO OFFICE ROOMS PROVIDING
APPROXIMATELY 30 SQ.M (650 SQ.FT.)
PLUS KITCHEN AND WC'S
AVAILABLE TO RENT ON FLEXIBLE LEASE TERMS**

OFFICE ACCOMMODATION

Situated on the first floor, accessed via ground floor entrance door with the benefit of an intercom system. With central heating and fluorescent strip ceiling lights. There is an initial cost of £200-£250 for signage inside and out. Located off the communal landing which gives access to facilities and the rent quoted is to include: -

HEATING	REFUSE REMOVAL	CLEANING/UPKEEP OF WC'S	LIGHTING COMMON AREAS
FIRE SERVICES	WINDOW CLEANING	INSURANCE	ESTATE MANAGEMENT

2ND FLOOR SUITE 4 – £10,900 p.a. – 476 sq.ft.

2ND FLOOR SUITE 5 – £8,700 p.a. – 349 sq.ft.

KITCHENETTE

MALE & FEMALE WC'S

RATEABLE VALUE/RATES PAYABLE

Ingoing tenants should qualify for small business rate relief – Contact TMBC for details – 0161 912 1212

LEASE TERMS

New lease terms to be agreed.

VIEWING

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

Free parking is available in Golden Hill car-park for 100 cars, being only a 3 minute walk from these premises. Parking is also available for 600 cars adjacent to Sainsbury's, free for the first 3 hours, £2.50 for the next 2 & £10 for the day. It is also possible that a parking permit could be provided at a reasonable weekly cost (to be confirmed)

