



MOSS NOOK HOUSE

6/8 Trenchard Drive
Moss Nook M22 5NA
£9,000 Per Annum



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To let by way of a New Lease, Second Floor Modern Offices.

Situated just off Ringway Road close to Manchester Airport and the access point to the relief road (found on Styal Road) and within two miles of the M56, these modern offices have the benefit of Gas Central heating and double glazing. In addition, the offices are fully carpeted and have suspended ceiling with inset spot lights.

They are ideal for either a start up business or a company wishing to expand but keeping a tight reign on costs.

In addition to the rent there will be a service charge, details found at the end of the brochure.

Moss Nook lies next to Heald Green and within nine miles of Manchester City Centre. Also within a few miles are centres such as Cheadle, Wilmslow, Gatley, Handforth and Stockport.

These are lovely light offices well worth an early inspection.

*** Can be let fully furnished by way of separate arrangement ***

- Gas Central Heating
- Triple Glazing
- Fire Alarm
- Second Floor Offices
- Floor Area 613 sq.ft. - 56.94 sq.m.

Communal Entrance Lobby
Stairs to Second Floor Offices

Office One
13'2" x 12'5"
Suspended Ceiling plus Inset Lighting

Office Two
14' x 11'1"
Suspended Ceiling plus Inset Lighting. Storage Cupboard.

Office Three
12'9" x 11'11"
Suspended Ceiling plus Inset Lighting.

Total Office Space - 470 sq.ft.

Landing
9'2" x 5'7"

Fitted Kitchen
7'9" x 6'8"
Fitted Cupboards, Stainless Steel Sink Unit, Fridge,
Suspended Ceiling and Spot Lights.

WC - L Shaped
9'5" x 4'4"
White Suite, Small Storage Cupboard

Ancillaries plus Landing 143 sq.ft.
Total 613 sq.ft. - 56.94 sq.m.

Parking - Available one free permit with two more available at £45 per annum

NB: The office furniture is available with separate negotiation if required

Lease - Terms to be agreed but with a minimum period of three years

Annual Rent £9000

Service Charge - There will be a service charge which will be based on the usage of the incoming tenant after the first quarter.

Tenure:

Council Tax: Manchester Bus/Rates





To view this property call Main & Main on 0161 437 1338



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

mainandmain.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G		1	1	(1-20) G	1	1	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Heald Green (Head Office) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Sales 0161 437 1338 ♦ Auctions ♦ 0161 437 5337

Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666

Cheadle Hulme Office 29 Station Road ♦ Cheadle Hulme ♦ Stockport ♦ SK8 5AF ♦ 0161 485 1919



Company Registration No. 5615498