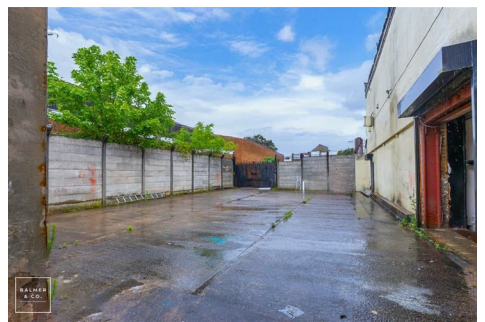


Holyoake Road, M28 3DL  
£600 PCM



BALMER & CO COMMERCIAL are delighted to offer TO RENT this first floor, co working multi-purpose/office space located in the former Walkden Community Hub on Holyoake Road, Worsley. Available for immediate occupancy, all spaces are fully furnished with use of the well equipped conference room (chargeable/hour), communal kitchen, bathroom facilities and onsite parking.

Robinson Hive availability:  
Workspace 1 - up to 3 desks  
Workspace 2 - up to 4 desks  
Workspace 3 - up to 12 desks

The premises is also ideally situated close to Walkden Town Centre and is within walking distance of Walkden train station providing excellent transport links into Manchester city centre. Early viewings highly recommended, all enquiries welcome.

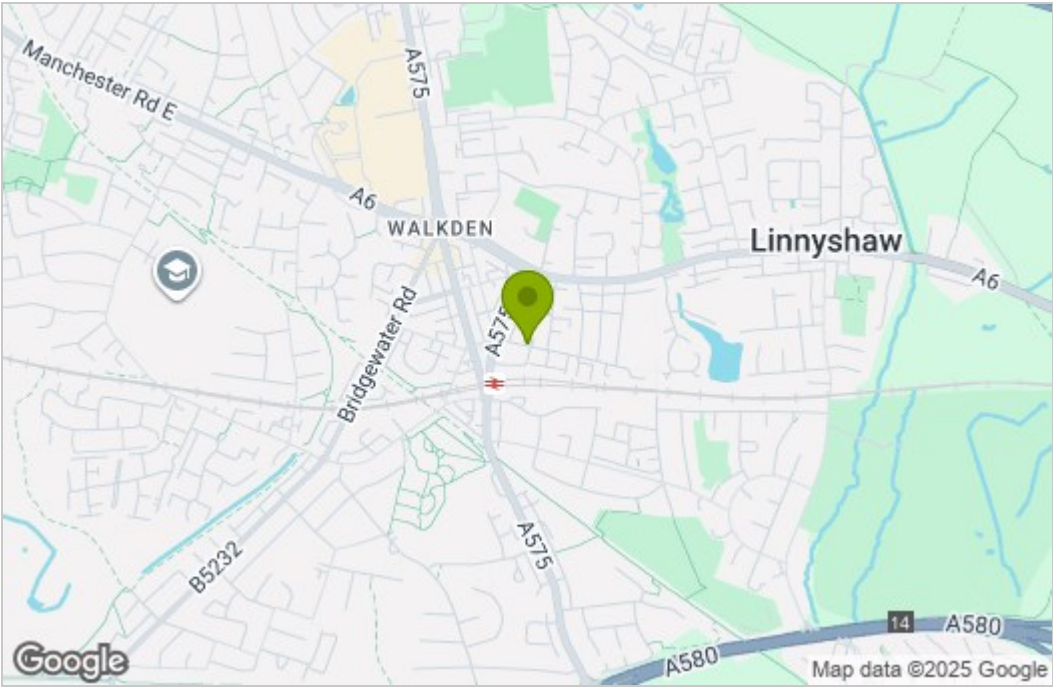
Floor Plan

GROUND FLOOR  
2049 sq.ft. (190.4 sq.m.) approx.

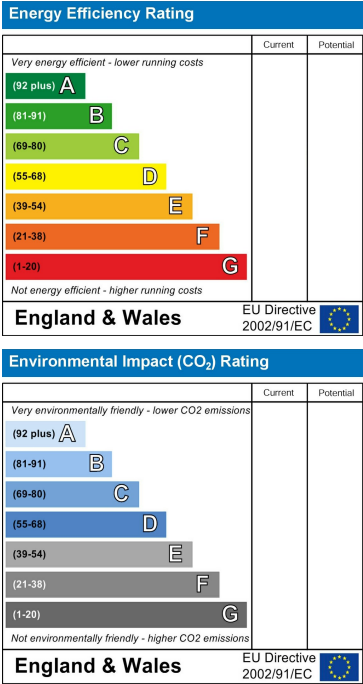


TOTAL FLOOR AREA: 2049 sq.ft. (190.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.