

HUNTERS[®]

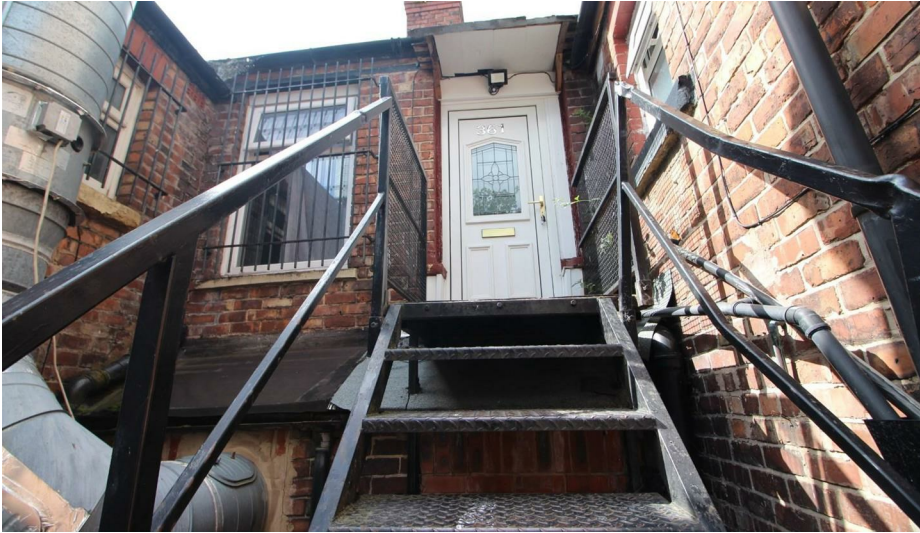
HERE TO GET *you* THERE



Palatine Road
Northenden, M22 4FY
£700 Per Month



Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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			(1-20) G		
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	

CONTAINED COMMERCIAL OFFICE SUITE- NON RESIDENTIAL.

Nestled in the vibrant heart of Northenden village, this charming commercial space on Palatine Road offers a unique opportunity for those seeking a convenient office/ work space. In a prime and easily accessible location.

The space features three separate working spaces/rooms, kitchen facilities and dining area. The private access, separate from the downstairs business, ensures a sense of privacy.

Additionally, parking is available to the rear, a valuable asset in this bustling area.

Whether you are starting out on your first business venture or looking to move location this space is ideal for an up and coming entrepreneur.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.