



**2,084 SQFT COMMERCIAL 1ST FLOOR  
OFFICE/WORKSHOP/STORAGE UNIT AVAILABLE FOR  
IMMEDIATE OCCUPATION. RENT FREE PERIOD AVAILABLE!**

## **First Floor Unit 2 Windley Works**

Wolsey Street, Radcliffe, M26 3BB

Distribution, Leisure, Office,  
Retail

# **TO LET**

**2,084 sq ft**

(193.61 sq m)

- 2,084 SQFT FIRST FLOOR PREMISES
- INCENTIVES INCLUDING RENT FREE PERIODS
- KITCHENS AND W.C FACILITIES
- SUITABLE FOR A VARIETY OF BUSINESSES

# First Floor Unit 2 Windley Works, Wolsey Street, Radcliffe, M26 3BB

## Summary

<b>Available Size</b>	2,084 sq ft
<b>Rent</b>	£1,250 per month
<b>Business Rates</b>	You can get small business rate relief if: Your property's rateable value is less than £15,000 and your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
<b>Service Charge</b>	N/A
<b>VAT</b>	Not applicable. We understand the property is not liable for vat.
<b>EPC Rating</b>	Upon Enquiry

## Description

2,084 SQFT first floor commercial premises within Windley Works can be found only minutes walk from Radcliffe Town Centre which is AVAILABLE FOR IMMEDIATE OCCUPATION!!!

Windley Works is just 5 minutes walk from Radcliffe Metrolink Station and close to Greater Manchester's motorway network.

The property would suit a variety of businesses including but not limited to Showroom Retail, Office, Leisure to name but a few.

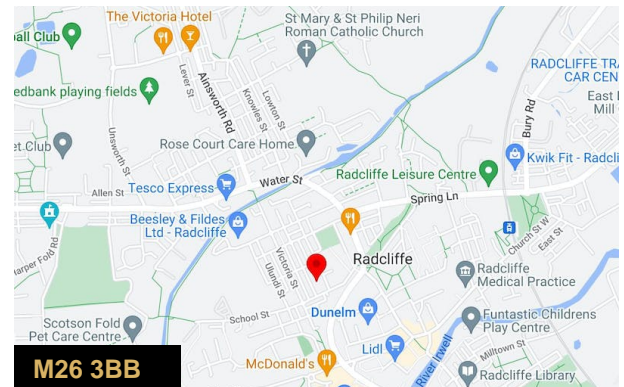
The main floor area is currently configured to the previous tenants requirements of one large open space with a further reception/office found when entering the premises.

Your business will also benefit from you own self contained kitchen and W.C facilities and gas central heating.

WALK THROUGH VIDEO AVAILABLE TO VIEW.

## Location

Located on Wolsey Street, Radcliffe, Greater Manchester and only 5 minutes walk From Radcliffe Metrolink Station and close to Greater Manchester's motorway network. Manchester is only 7.8 miles away and is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre outside London and the South East.



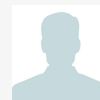
## Viewing & Further Information



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