



**MUST BE VIEWED. CONTEMPORARY OFFICE SPACE IN THE HEART OF PRESTWICH. ALL INCLUSIVE RENT.**

## The Stables

The Old Co-Op Yard., Warwick Street,  
Prestwich, Manchester, Greater  
Manchester, M25 3HB

Office

**TO LET**

**379 sq ft**

(35.21 sq m)

- All Inclusive Rents
- Walking distance to Prestwich Metro Link
- Top floor
- Close to Motorway, Public Transport and Manchester City Centre
- Key Fob Entry System
- Contemporary Offices
- Only 1/2 Mile from junction 17 M60.

Where your business belongs

# The Stables, The Old Co-Op Yard., Warwick Street, Prestwich, Manchester, Greater Manchester, M25 3HB

## Summary

<b>Available Size</b>	379 sq ft
<b>Rent</b>	£450.00 per month
<b>Business Rates</b>	Rents are inclusive of business rates. You can get small business rate relief if: your property's rateable value is less than 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>	Rents are inclusive of service charge.
<b>Estate Charge</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

## Description

The Stables, based in the Old Court Yard is a small commercial development, part of the award winning Bank House Studios complex.

We only have one office space available!! So viewing is essential.

Situated on the second floor, this 379 sq ft office consists of a open plan office space, ideal for 3-4 workstations. Storage room, WC, sink unit and velux windows.

Would suit a variety of business.

Rents are inclusive of utilities (based on average usage), business rates and service charge.

Flexible lease terms may be available, subject to negotiation.

Situated in Prestwich village and within a short walk of Prestwich Metrolink station.

Approximately 1/2 miles of J17 of the M60 and approximately 4.8 miles from Manchester city centre.

Parking to the yard is on a first come, first served basis, with free street parking available in the immediate vicinity.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
2nd - Office 4A	379	35.21	Let
<b>Total</b>	<b>379</b>	<b>35.21</b>	

## Terms

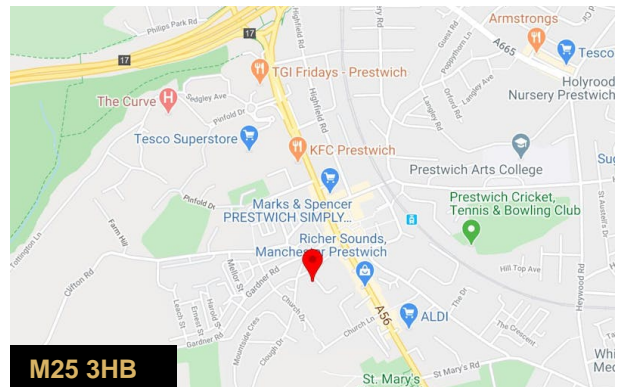
A new licence to be agreed.

## Planning class

B1

## VAT

The quoted price is exclusive of VAT at the prevailing rate.



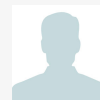
## Viewing & Further Information



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