



£4,169 PCM PCM

Unit 6, Chester Road, Manchester, M16 9EA

TO LET

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****AVAILABLE 1ST OCTOBER**** Cousins Estate Agency are pleased to present this unique hybrid office/warehousing solution 2033sq.ft The upper floor consists of a well presented, sub-divided, air-conditioned, office space. The lower floor would suit multiple uses, including warehousing/fulfillment centre, and features double-door loading access and comes with a kitchen and staff facilities. Empress Business center is based on Chester Road in the old Trafford area to the south-west of Manchester City centre and well-connected to the rail, Metrolink, bus and road networks. Road: there is direct access to the M60 via the A56, the M602 is a seven minutes' drive away and the M62 is less than 10 minutes away. Rail: the nearest train stations are Deansgate (also a tram stop), which is 0.7 miles away and Manchester Oxford Road, one mile away. Tram: Cornbrook tram station is 0.4 miles away, or an eight-minute walk. Bus: Buses 84, 255 and 256 stop nearby.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

