



**£4,046 Per Month PCM**  
suite 4.7, Chester Road, Manchester, M16 9EA

**TO LET**

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Cousins Estate Agency are pleased to present this 970 square ft modern office space to rent AVAILABLE 1st SEPTEMBER. Water, Gas & Electricity are included in the price. A dedicated customer service team look after the management of the building and are always on hand with advice and assistance whenever you need it. A variety of amenities and excellent transport links including the Metro link are only a short stroll away. This coupled with an on-site car park, means it's easy for your employees and customers to reach you. Empress Business centre is based on Chester Road in the old Trafford area to the south-west of Manchester City centre and well-connected to the rail, Metro link, 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.

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### 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus+ A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
92 plus+ A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
England & Wales		EU Directive 2002/91/EC	