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£950 Per Month PCM

33 Eastwood Road, Manchester, Lancashire, M40 3TE

TO LET

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WELL PRESENTEDOFFICE SPACE***GROUND FLOOR AND BASEMENT LEVEL***CENTRAL LOCATION***EXCELLENT TRAVEL LINKS*** Cousins Estate agents are pleased to present approx 800 sq ft of well presented office space to rent in popular New Moston, Manchester.

Located close to excellent amenities, nearby buyers can take advantage of superb commuter links including the M60 motorway and two Metrolink stations nearby.

The internal office space includes: Ground floor central office space with ancillary kitchen and bathroom facilities to the rear. On the basement level are a further two rooms.

Gas central heating and double glazing throughout.

These premises would be suitable for offices or other commercial functions subject to planning.

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 ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

