

TO LET



RogerHannah

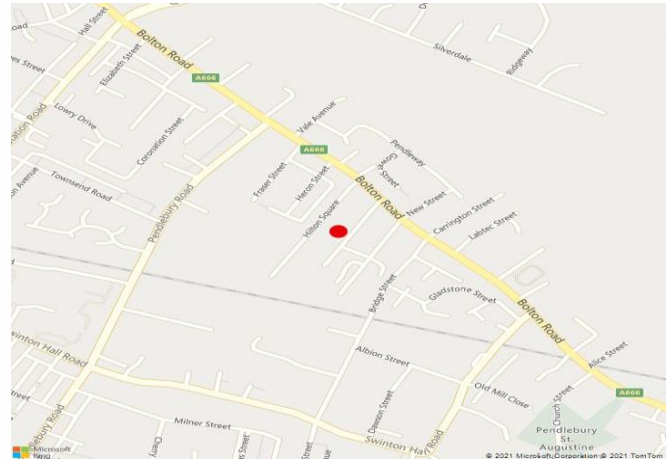


16 Hilton Square, Swinton, Manchester, Greater Manchester, M27 4DB

Two storey commercial
premises
5,756 Sq Ft (534.73 Sq M)

- Self contained
- Suitable for office or light industrial use
- Well located
- Secure parking





Location

The property is located fronting Hilton Square, accessed close by to a main arterial road being The A666 Bolton Road, with this route providing good motorway access to Junction 16 of The M60, and, providing direct access to Manchester City Centre, circa 3 miles away.

Description

The property comprises a double storey former warehouse of brick construction beneath a pitched steel sheet roof, which in recent years has been converted to double storey offices.

Internally, the accommodation on the ground floor is separated into several separate offices and meeting rooms together with WC and kitchen facilities. There is a roller shutter leading on to the gated secure yard/ parking area

The first floor has a large open plan area with a number of separate meetings rooms in addition.

The accommodation has suspended ceiling incorporating Cat II lighting, carpeted flooring and an air con/heating system.

Externally, there is a secure car park for approx 6 cars.

Accommodation

Ground floor 205.65 sq m (2,214 sq ft)
First Floor 329.09 sq m (3,542 sq ft)

Total 534.74 sq m (5,756 sq ft)

Asking Rent

By way of a new effective Full Repairing and Insuring lease at a rent of £54,000 per annum for a term of year to be negotiated

Business Rates

Rateable Value: £27,250
Rates Payable: £13,597.75

EPC

D (79). Details upon request

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

E: danrogers@roger-hannah.co.uk