

# TO LET/MAY SELL

  
RogerHannah

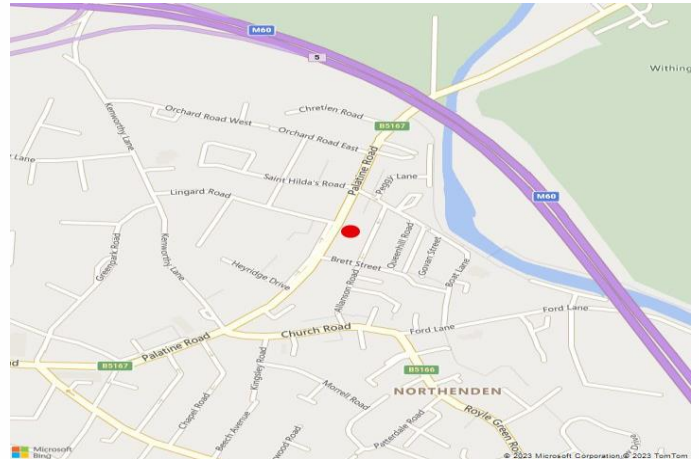


Annex - 311-313 Palatine Road, Northenden, Manchester, **M22 4HH**

**Two Storey Office Premises**  
**8,881 Sq Ft (825.04 Sq M)**

- Prominent Town Centre Location
- Suitable For A Variety of Uses
- Dedicated Parking
- Open Plan Layout
- Resolution House, 317-319 Palatine Road Also Available (Next Door)





### Location

The property is located within Northenden which comprises a predominantly residential suburban area on the South Western fringe of the Greater Manchester Conurbation, approximately 4 miles to the South of the City Centre and 4.2 miles West of Stockport Town Centre. Transport links can be described as good with Junction 5 of the M60 Manchester Orbital Motorway approximately ¼ of a mile to the North West of the property. Further, Junction 3a of the M56 is located 1.7 miles to the South of the property.

The property is situated fronting Palatine Road at the Northern periphery of the Northenden district retail/commercial area. Surrounding properties comprise mostly terraced retail units generally occupied by local retailers, interspersed with a number of restaurant premises, but with some national occupiers trading from stronger pitches to the South and the North. Multiple occupiers in the area include Co-op, Tesco and Subway.

### Description

The property comprises an office building originally constructed in circa 1960 as retail unit. It is of concrete/steel frame construction under a flat roof with full elevations of brick work. To Palatine Road the property benefits from a double shop frontage with external roller shutters providing security and a tarmac forecourt contiguous with the pavement. Fenestration to the remaining parts comprises double glazed uPVC framed windows.

Internally, the property provides a mixture of open plan and cellular office accommodation over ground and first levels. The specification is basic having a mixture of carpeted and laminate flooring, plastered

walls or partitions to the cellular offices and suspended ceilings incorporating Category II lighting. Phone and data capabilities are contained within wall mounted trunking.

Located on each floor is a basic kitchen and, both male and female WC's. They are finished to a reasonable standard having vinyl floors and plastered walls. To the rear of the ground floor there is a storage room with access to the rear car park via a steel roller shutter. The property's generator is located in this room. Heating to the property is provided via air conditioning units incorporated into the ceiling or mounted on walls.

Externally, the property occupies a regular shaped site with the building located towards the Western section. To the front of the property are two marked car parking spaces with a further 15 spaces being located on a hardstanding car park to the rear of the property.

Access to the car park is provided via Allanson Road and Palatine Road via a passageway between the property and 317-319 Palatine Road.

### Accommodation

FLOOR AREA	SQ.FT.	SQ.M.
Ground Floor Office	4,810	446.8
First Floor Office	4,071	378.2
<b>TOTAL AREA</b>	<b>8,881</b>	<b>825</b>



### Asking Rental

£72,000 per annum.

Available by way a new full repairing and insuring lease on terms to be agreed.

### Asking Price

£1,000,000.

### Tenure

The property is Long Leasehold under Title GM573787. The lease is for a term of 1,000 years less 10 days from 24 June at a nominal rent

### Business Rates Rateable Value:

£49,000

### EPC

The energy efficiency rating for this property is B.

### 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.

### Date of Preparation

04 October 2023

### Viewing & Further Information

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

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