



**MISTORIA**  
ESTATE AGENTS



# 1 Bridgewater Road Manchester

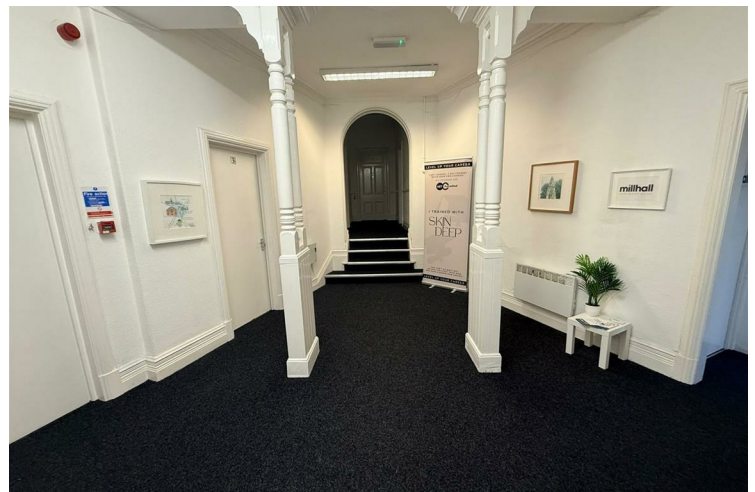
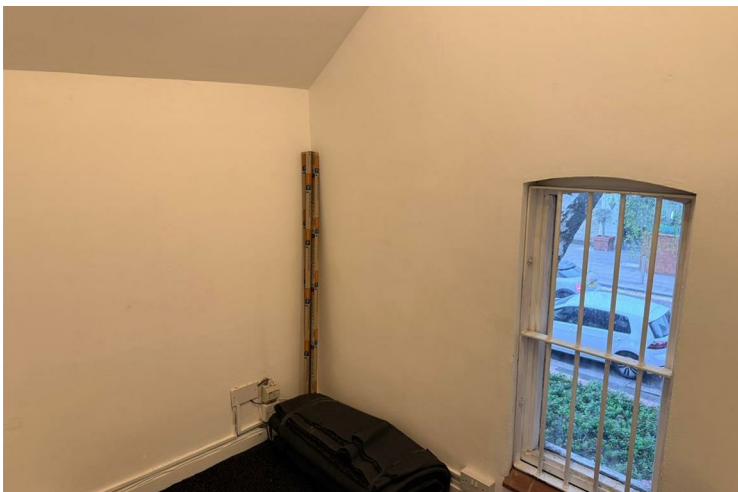
£175 PCM

Nestled on Bridgewater Road in Walkden, this modern office space presents an excellent opportunity for a starter office or for a sole trader seeking a professional environment. The property features a well-appointed reception room and a bathroom, providing essential amenities for daily operations.

One of the standout qualities of this office is its prime location. Situated close to various amenities, it offers convenience for both you and your clients. Whether you require access to shops, cafes, or transport links, everything you need is within easy reach, making it an ideal setting for your business.

Additionally, the inclusion of bills in the rental agreement simplifies your financial planning, allowing you to focus on what truly matters—growing your business. This office space is not just a place to work; it is a stepping stone towards your professional aspirations.

If you are looking for a modern, well-located office that caters to the needs of a sole trader or a small business, this property on Bridgewater Road is certainly worth considering. Embrace the opportunity to establish your business in a vibrant area that supports your ambitions.

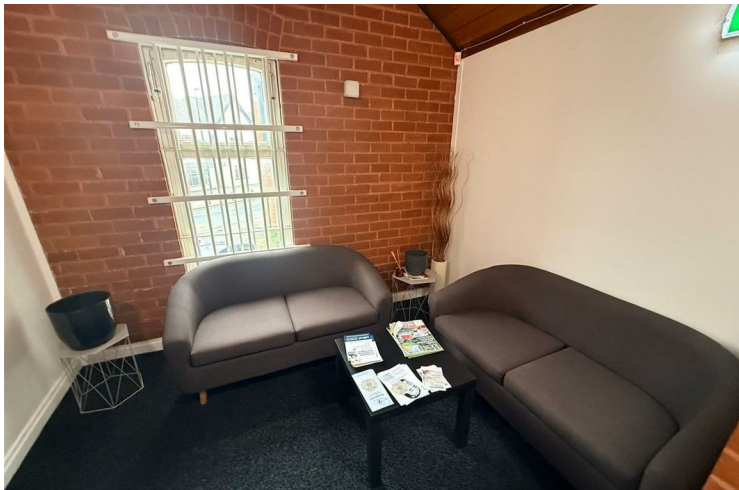


### Full Description

A great little starter office for a new company or sole trader. Situated in a purpose built office building.


### Disclaimer

The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change without notice. Prospective tenants are advised to verify any specific details that are important to them before entering into any agreement. We do not accept any liability for any loss or damage, whether direct or indirect, arising from reliance upon the information provided in this advertisement. We strongly advise all parties to seek professional advice and conduct their own due diligence before making any decisions or commitments related to this property. By viewing this advertisement, you agree to the above disclaimer and acknowledge that any reliance on the information provided is at your own risk. Please note that this disclaimer is subject to change and may be updated without prior notice







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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