



C&R
Commercial & Residential
Properties

Meridian Square, 54 Stretford Road, Hulme, Manchester M15 5JH
Tel: 0161 227 9990 Fax: 0161 227 9991 Web: www.candrproperties.co.uk

 0
Bedroom

 0
Bathroom



Available NOW!!

C & R Hulme are delighted to offer this large ground floor office space. Offering a total area of approx 2256Sqft (210Sqmtr), this space could be used for a variety of uses subject to the necessary consents. The Property offers double glazing, parking and cabling through out. Great location as the property is within easy reach to all Universities, St Marys Hospital with easy access into and out of the city.

Entrance Hall

Double doors x 2 with small reception area

Main Room 11.25m x 10.52m (36' 11" x 34' 6")

Maximum Points UPVC Windows to front & rear elevation, cabling and lighting

Office 2 7.70m x 4.11m (25' 3" x 13' 6")

UPVC window to rear elevation. Kitchenette area Storage room containing meters.

Office 3 4.88m x 4.27m (16' x 14')

UPVC windows to rear elevation. Ceiling light point.

Office 4 4.11m x 3.66m (13' 6" x 12')

UPVC windows to rear elevation. Ceiling light point.

Storage Room 4.88m x 1.96m (16' x 6' 5")

UPVC windows to rear elevation. Ceiling light point.

MALE & FEMALE W.C

3 x UPVC windows to side elevation

Shower Room

2 x UPVC windows to side elevation. Shower cubicle, W.C & Hand wash basin.

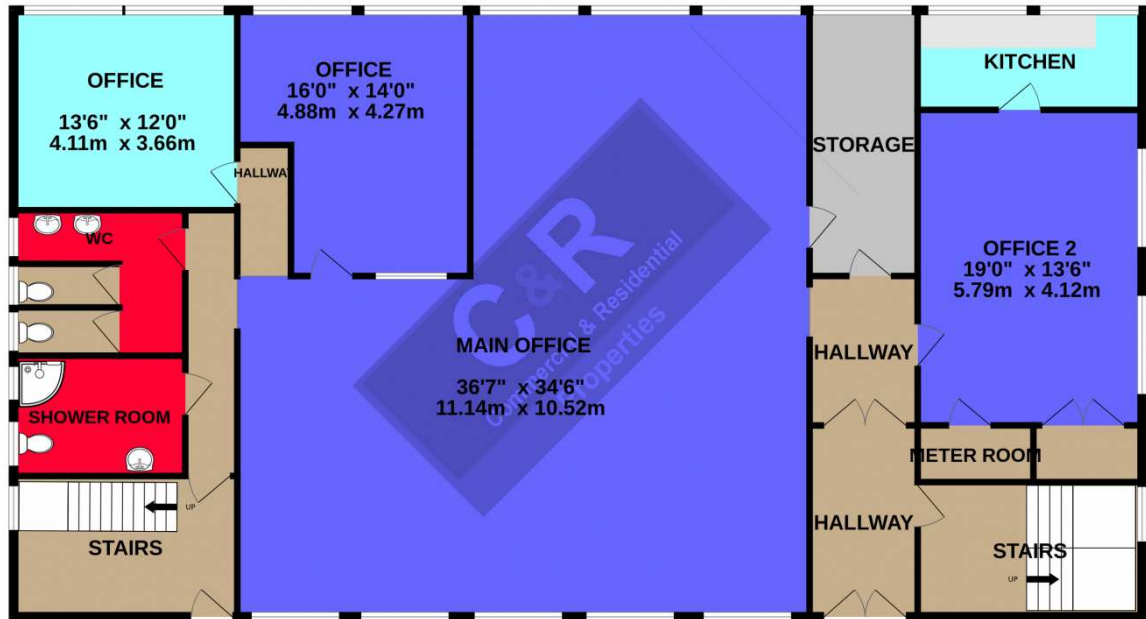
External

Parking for several cars to front

Tenure

Tenure: To be let on FRI terms FULL REPAIRING TERMS Business Rates: £18,000.00 per annum as at 01.04.2026 Rates Payable: £7776.00 per annum

GROUND FLOOR
2271 sq.ft. (211.0 sq.m.) approx.



Energy Performance Asset Rating

