Landmark Property Management are pleased to offer this well-presented ground floor office space, situated in the heart of Lees Village. The property comprises a vestibule, reception area, back room, kitchen and WC, providing approximately 660 sq ft of office accommodation. The property benefits from UPVC double glazing and gas central heating. The premises are offered with zero business rates, and the rent includes utility bills. Available now.



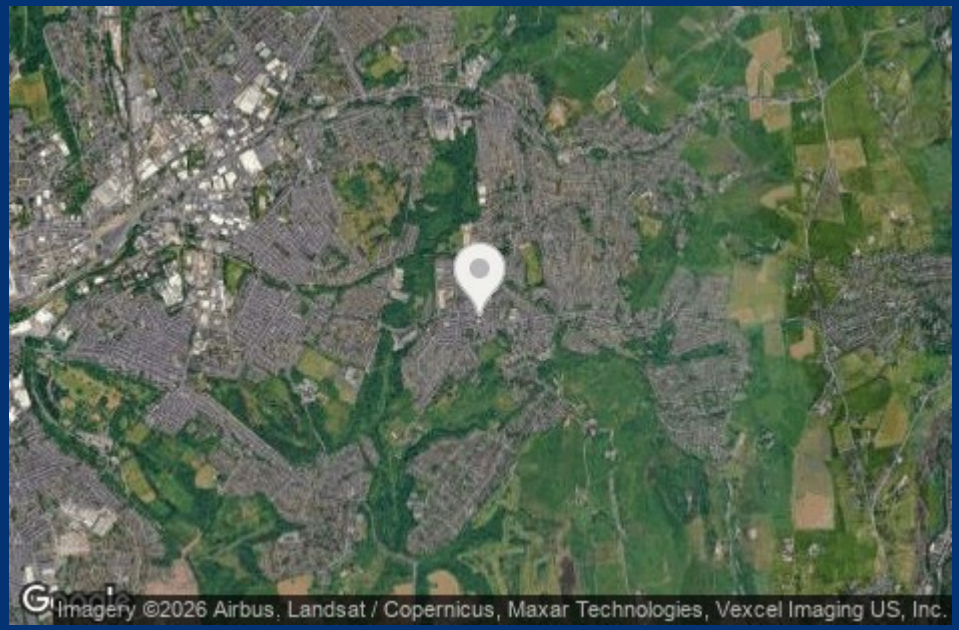
CLARKE & CO.

the property professionals

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HIGH STREET, LEES, OLDHAM, OL4 4LY





First floor office space to let - Lees Village

Available now. Early viewing is recommended





Accommodation and Amenities

Front reception room
Large front facing shop window onto popular High street in Lees Village.
Steps leading to:

Rear Reception Room
Reception area with radiator.

Kitchen
Range of base and wall units with single bowl stainless steel sink and drainer with monoblock tap. Space for an under-counter fridge, tiled splashback and rear-facing window.

WC
Close-coupled WC and corner wash hand basin, both finished in white. Rear-facing UPVC double-glazed window.



Terms

PRICE: £800 PER MONTH

Disclaimer
Clarke & Co. Estate Agents for themselves and the vendors, whose agents they are, give notice that all these details have been prepared in good faith. No checks of any services have been made (water, electrical, gas or drains), heating appliances or any mechanical or electrical equipment. Measurements are normally taken by 'Sonic tape' and therefore can only be an approximation. Items in photographs may not be included in the sale. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement and no warranty is given by Clarke & Co., their employees, agents or the vendors. The property is offered subject to contract and may be withdrawn at any time.

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