

TO LET



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SUITE B 2ND FLOOR, METROPOLITAN HOUSE, 20 BRINDLEY ROAD, MANCHESTER M16 9HQ

FULLY FURNISHED OFFICE ACCOMMODATION

**Sanderson
Weatherall** 

0161 259 7000

sandersonweatherall.com

**DRIVERS
JONAS**

0161 247 7373

5 New York Street, Manchester M1 4JB

Suite B 2nd Floor, Metropolitan House



LOCATION

The property is located on City Park within Old Trafford and lies approximately 1.5 miles south of Manchester city centre.

The offices are located adjacent to the A56 Bridgewater Way with access to the park being taken from the A5067 Chester Road. The property also benefits from excellent transport links being within walking distance of both Pomona and Trafford Bar Metrolink stations.

DESCRIPTION

The office suite is located at second floor level and is predominantly open plan but benefits from a number of private offices and kitchen facilities.

The specification of the accommodation includes raised floors, suspended ceilings incorporating LG3 lighting, comfort cooling and manned reception. WC facilities are provided within the communal parts of the building.

The suite is available either unfurnished or fully furnished with office furniture and benefits from data cabling and phone systems.

ACCOMMODATION

From on-site measurements taken in accordance with the RICS Code of Measuring Practice (6th Edition), we calculate that the suite provides an approximate Net Internal Floor Area of:

154.56 Sq M (1,664 Sq Ft)

CAR PARKING

The suite benefits from 7 designated car parking spaces.

TERMS

The suite is available by way of a sub-lease for a term of years to be agreed or by way of an assignment of the existing lease expiring 24th April 2013.

RENT

Upon application.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of 60 which lies within band C.

BUSINESS RATES

The incoming tenant will be directly responsible for the business rates levied on the property. We would recommend that any prospective tenant make their own enquiries with Manchester City Council.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

Unless otherwise stated all prices are quoted exclusive of but may be liable for VAT. All interested parties should satisfy themselves as to the incidence of VAT in the transaction.

VIEWING

Strictly by appointment with the joint agents Drivers Jonas LLP on 0161 247 7373 or Sanderson Weatherall on 0161 259 7000.

SUBJECT TO CONTRACT



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