





6/8 Trenchard Drive Moss Nook M22 MAAnnum £9,000 Per Annum

To let by way of a New Lease, Second Floor Modern Offices.

Situated just off Ringway Road close to Manchester Airport and the access point to the relief road (found on Styal Road) and within two miles of the M56, these modern offices have the benefit of Gas Central heating and double glazing. In addition, the offices are fully carpeted and have suspended ceiling with inset spot lights.

They are ideal for either a start up business or a company wishing to expand but keeping a tight reign on costs.

In addition to the rent there will be a service charge, details found at the end of the brochure.

Moss Nook lies next to Heald Green and within nine miles of Manchester City Centre. Also within a few miles are centres such as Cheadle, Wilmslow, Gatley, Handforth and Stockport.

These are lovely light offices well worth an early inspection.

*** Can be let fully furnished by way of separate arrangement ***

- · Gas Central Heating
- Triple Glazing
- Fire Alarm
- · Second Floor Offices
- Floor Area 613 sq.ft. 56.94 sq.m.

Communal Entrance Lobby Stairs to Second Floor Offices

Office One

13'2" x 12'5"

Suspended Ceiling plus Inset Lighting

Office Two

14' x 11'1"

Suspended Ceiling plus Inset Lighting. Storage Cupboard.

Office Three 12'9" x 11'11"

Suspended Ceiling plus Inset Lighting.

Total Office Space - 470 sq.ft.

Landing 9'2" x 5'7"

Fitted Kitchen

7'9" x 6'8"

Fitted Cupboards, Stainless Steel Sink Unit, Fridge, Suspended Ceiling and Spot Lights.

WC - L Shaped

9'5" x 4'4"

White Suite, Small Storage Cupboard

Ancillaries plus Landing 143 sq.ft. Total 613 sq.ft. - 56.94 sq.m.

Parking - Available one free permit with two more available at £45 per annum

NB: The office furniture is available with separate negotiation if required

Lease - Terms to be agreed but with a minimum period of three years

Annual Rent £9000

Service Charge - There will be a service charge which will be based on the usage of the incoming tenant after the first quarter.

Tenure

Council Tax: Manchester Bus/Rates





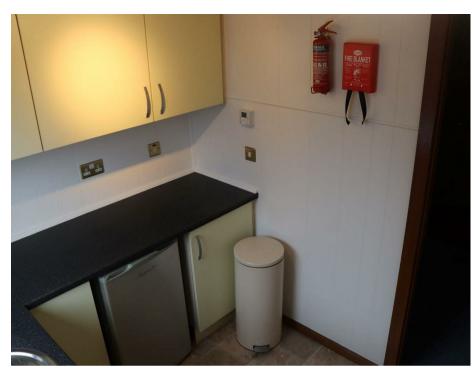








To view this property call Main & Main on 0161 437 1338









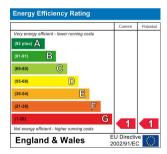


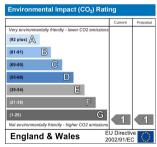
Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.





mainandmain.co.uk

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