

to let

Office

101.4 m² (1,091 ft²)



27 Cross Street

Sale

Manchester

M33 7FT

- Located On a Main Arterial Route Through Sale.
- On Site Parking
- Self Contained Office

MORGANWILLIAMS.com

01925 414909

Location

The building is located prominently at the end of a parade of retail units fronting Cross Street (A56) at the junction with Brighton Grove.

Sale is a popular South Manchester suburb located approximately 10km south of the City centre. Junction 7 of the M60 Motorway intersects with Cross Street 1.5 km away.

Description

A two-storey end of terrace office building fitted out to a high standard with suspended ceilings to the ground floor offices. The building incorporates double glazed windows and is fully carpeted

To the rear of the building there is a parking area for 3 cars with on-street parking nearby.

Accommodation

Net Internal Area.

Ground Floor	51.3 m ²	552 ft ²
First Floor	50.1 m ²	539 ft ²
Total	101.4 m²	1,091 ft²

Services

All mains services are connected.

The property has gas-fired central heating.

Rates

Rateable Value: £5,576
Payable 2019/20: £2,737

Lease Terms

Available on a new Fully Repairing & Insuring Lease for a flexible term.

Rental

£13,000 per annum.

Legal Costs

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

Contact

For further information or to arrange a viewing please contact Morgan Williams, 01925 414909.

Malcolm Morgan MMorgan@morganwilliams.com
Callum Morgan CMorgan@morganwilliams.com

For details of other properties, our website address is
www.morganwilliams.com

SUBJECT TO CONTRACT

EPC Available on Request

E&OE

1. Whilst the information given in these particulars are believed to be correct, its accuracy is not guaranteed and is expressly excluded from any contract.
2. All rentals and prices are quoted exclusive and may be subject to VAT.



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