



markwarburton


CHARTERED SURVEYORS

ID 100-087

TO LET

OFFICES/SHOWROOM/COMMERCIAL PREMISES

1,573 SQ. FT / 146 SQ. M

 125-133 POLLARD STREET, ANCOATS,
MANCHESTER, M4 7JB

PROPERTY LOCATION

The property is located on Pollard Street in the Ancoats district of Manchester on the east side of the city in a well-established industrial and commercial area less than 2 mins driving distance from the city centre.

Pollard Street runs between Merrill Street and Beswick Street and is very close to the Manchester City Etihad Campus and the Coop Live.



mark@mwproperty.co.uk
07769 970 244



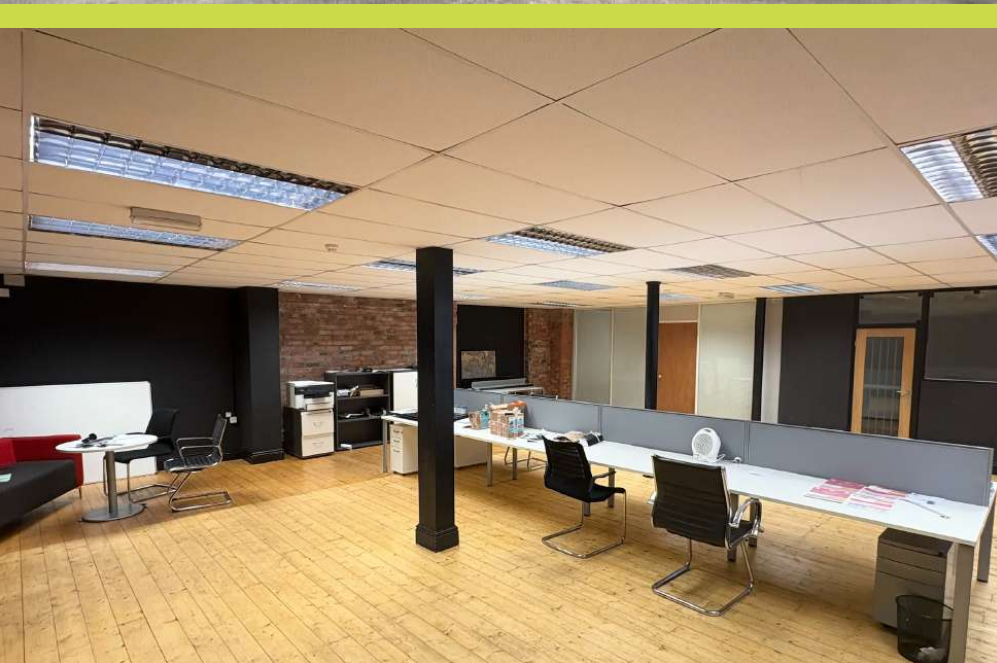


- Very well-located rare opportunity on eastern fringe of Manchester city centre.
- Good nearby on street car parking.
- Suit various uses (subject to consent).

Forming part of a larger commercial building the premises comprise a small range of smart offices/commercial space, briefly a main open plan area which has adjacent private offices and stores and a kitchen area.

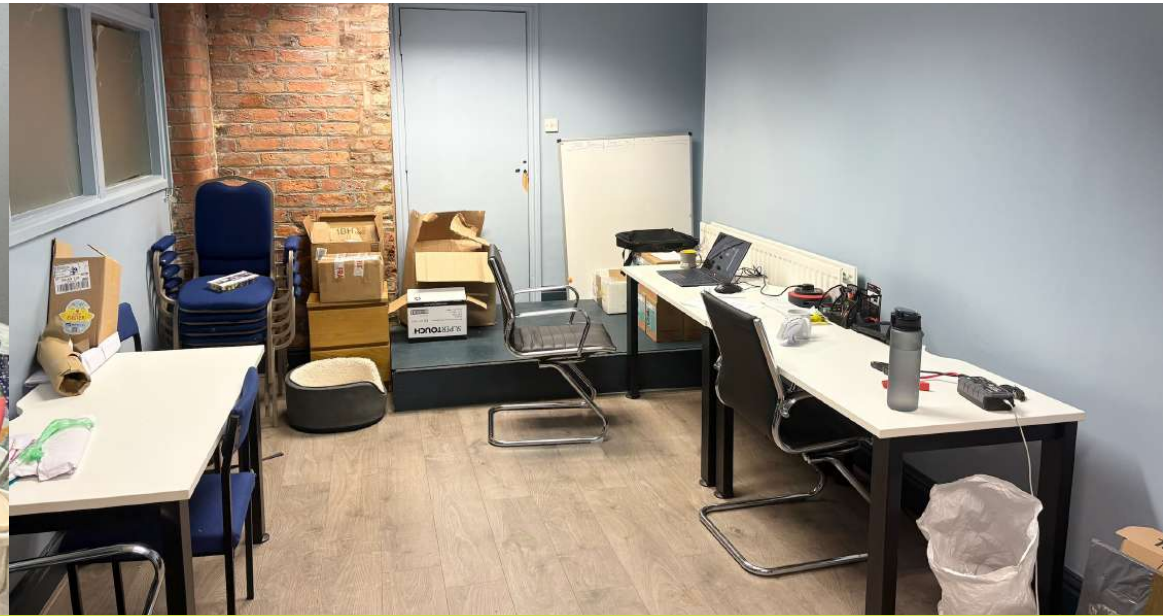
Very well presented the premises have exposed timber flooring and brickwork walls, suspended ceilings, uPVC double glazing, fluorescent lighting and provide a smart and clean professional environment most recently in use for training purposes.

The premises have the benefit of a dedicated kitchen and shared welfare /wc facilities.



mark@mwproperty.co.uk
07769 970 244





mark@mwproperty.co.uk
07769 970 244



SERVICES

We understand that all mains' services are available.

Electricity and gas supplies are separately metered and there is an annual contribution to water charges.

The property is also fully alarmed.

RATES

Rates payable for the premises will be an apportionment based pro-rata on total floorspace of the property.

Further detail on request.

LEASE TERMS

The property is available To Let under the terms of a new flexible full repairing and insuring lease for a period to be agreed.

Rent £25,000/annum, exclusive.

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending tenant.

FLOOR AREA

The premises extend to a total net internal floor area of some 1,536 sq. ft made up as follows:

Main Office	1,038 sq. ft	97 sq. m
Side Offices/ Store	291 sq. ft	27 sq. m
Meeting Room	187 sq. ft	17 sq. m
Kitchen	57 sq. ft	5 sq. m
TOTAL	1,573 sq. ft	146 sq. m

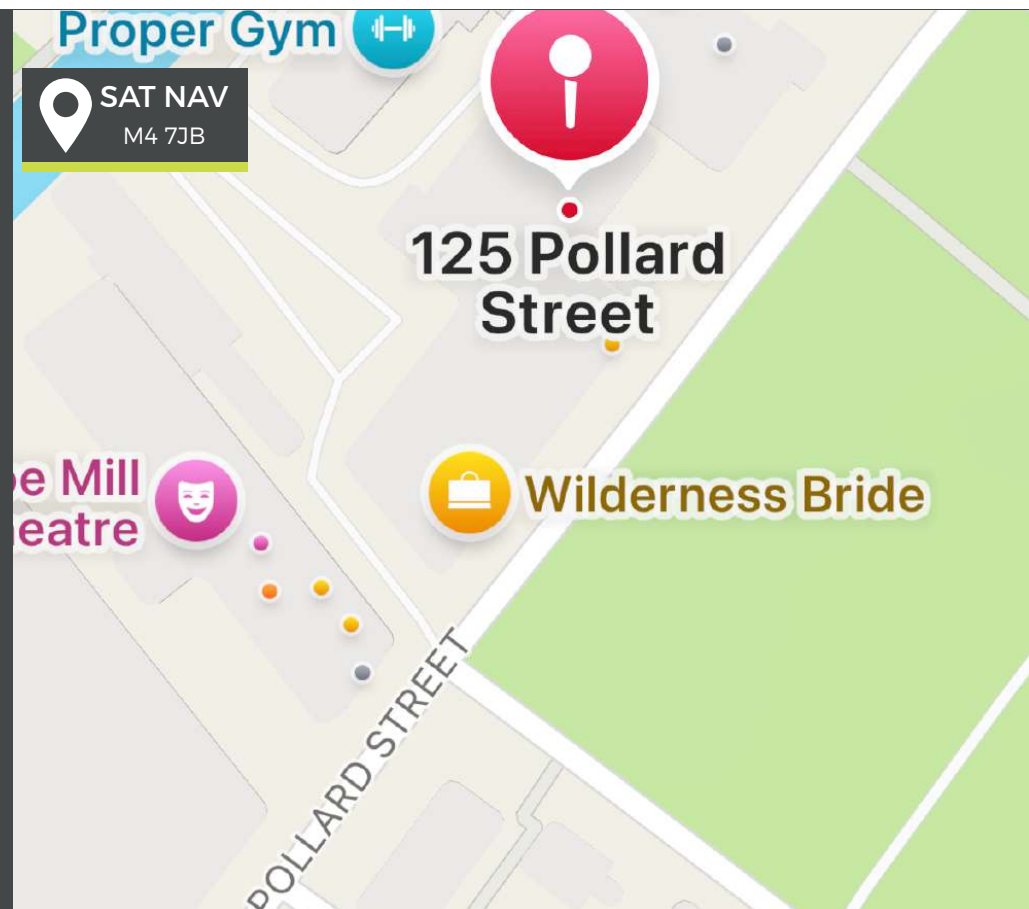
VIEWING:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



markwarburton
CHARTERED SURVEYORS



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.