

# to let

Office

101.4 m<sup>2</sup> (1,091 ft<sup>2</sup>)



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 <sup>2</sup>	552 ft <sup>2</sup>
First Floor	50.1 m <sup>2</sup>	539 ft <sup>2</sup>
<b>Total</b>	<b>101.4 m<sup>2</sup></b>	<b>1,091 ft<sup>2</sup></b>

## 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](http://www.morganwilliams.com)

**SUBJECT TO CONTRACT**

**EPC Available on Request**

### E&OE

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