

TO LET



GROUND AND FIRST FLOOR OFFICE PREMISES OTHER 'E' USES CONSIDERED

**Commercial Unit, Opal Court
Moseley Road, Fallowfield
M14 6ZT**

- Own entrance
- Small Business Rates Relief possible
- Service charge included
- Free parking nearby
- Within short distance of Wilmslow Road

LOCATION

The property is located on the junction of Moseley Road and Balmoral Road, with Wilmslow Road within a short distance with a high density of retail and leisure operators. Fallowfield is an extremely popular and vibrant South Manchester student location situated approx. 3 miles south of Manchester City Centre.

DESCRIPTION

The property comprises a two storey office within larger student accommodation premises.

The property is split over two floors and currently comprises partitioned offices with a kitchenette and WC on each level. Internally the specification includes cable trunking, gas central heating and motorised security shutters. It may be possible to reconfigure the layout to provide more open plan workspace.

The property has most recently been occupied as offices but our client would consider other 'E' class uses.

ACCOMMODATION

We have measured the premises to IPMS 3 in accordance with RICS Property Measurement (2nd Edition) as follows:

| | |
|---------------|---|
| Ground Floor: | 61.885m ² / 666ft ² |
| First Floor: | 50.864m ² / 548ft ² |
| Total: | 112.749m² / 1,214ft² |

LEASE

A new lease on full repairing and insuring terms for a term of years to be agreed at an annual rent of **£22,500 per annum exclusive**.

SERVICE CHARGE

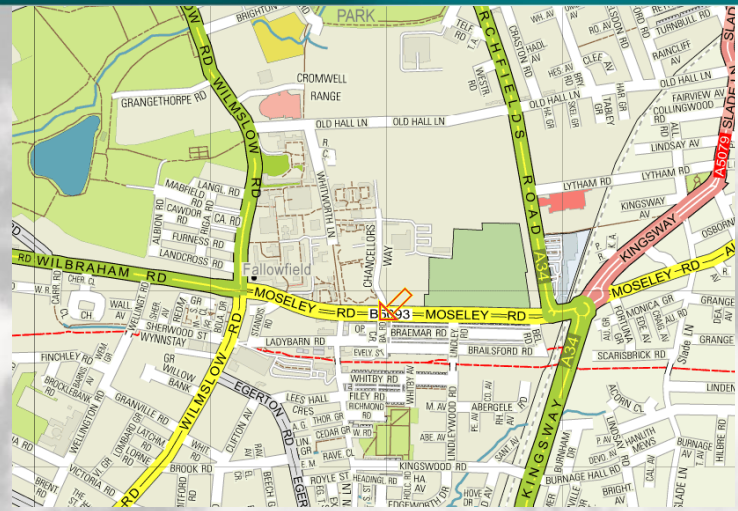
Included in the rent.

BUSINESS RATES

The property has a rateable value of £13,000 (1 April 2023 to present). Interested parties should make their own enquiries with the local authority.

BUILDINGS INSURANCE

The landlord insures the property and recovers the cost from the tenant. The current annual insurance premium is £TBC.



EPC

D (80).

VAT

All sums are exclusive of but may be liable for VAT at the prevailing rate.

VIEWING

By appointment with the sole agents:

WT Gunson:

Matthew Styles

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Josh Hill

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