

TO LET



Ground & Upper Floor Office Accommodation

Approx 1,000 sq ft – 3,000 sq ft

Unit 4

Worsley Court

High Street

Walkden M28 3NJ

- Town centre location
- Close proximity to Retail Park and Walkden Shopping Centre
- Each suite comes with one car space in secure car park to rear.
- There is also free parking in surrounding car parks

LOCATION

The property is located on the north side of High Street (A6) close to its junction with Bolton Road (A575) in Walkden Town Centre. The property is within close proximity to Walkden Shopping Precinct and includes a large range of shops and places to eat. Walkden Train station is approximately 0.5 mile south east of the subject property. Junction 14 of the M60 motorway is approximately 1 mile south east. Walkden is situated 7 miles north west of Manchester City Centre.

DESCRIPTION

The property comprises refurbished office space within Worsley Court – a purpose built office premises of brick construction beneath a pitched slate roof. The accommodation is arranged over ground, first and second floors and benefits from the following:-

- Suspended ceilings incorporating fluorescent strip lighting
- Perimeter trunking
- Double glazing
- Intercom
- Electric storage heater
- Kitchen/WC facilities

Each suite comes with one car space in a secure car park to the rear of the property. There is also free parking in the surrounding car parks.

ACCOMMODATION

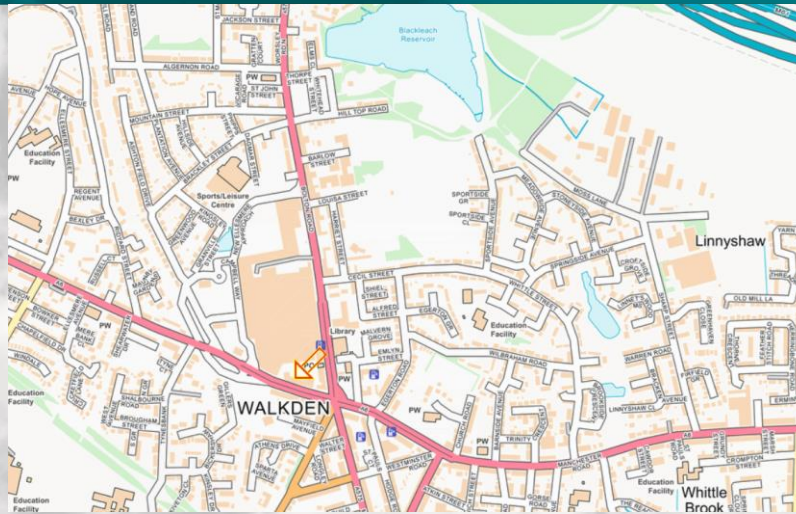
As measured on a net internal basis, the areas are as follows:-

Unit 4

Ground Floor:	1,000 sq ft approx
First Floor:	1,000 sq ft approx
Second Floor:	1,000 sq ft approx
Total:	3,000 sq ft approx

LEASE

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rent of **£14,400 per annum per suite**.



SERVICE CHARGE

A service charge of c£350 per quarter (including building insurance) will be levied for the upkeep of the common parts of the building.

BUSINESS RATES

TBC.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

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Date of preparation: January 2024

