



AVAILABLE TO LET

## The Stables. ( The old Co-op Yard)

Warwick Street, Prestwich, Manchester, UK, Greater Manchester M25 3HB

MUST BE VIEWED CONTEMPORARY OFFICE SPACE IN THE HEART OF PRESTWICH. ALL INCLUSIVE RENT.

## MUST BE VIEWED CONTEMPORARY OFFICE SPACE IN THE HEART OF PRESTWICH. ALL INCLUSIVE RENT.

The Stables, based in the Old Court Yard is a small commercial development, part of the award winning Bank House Studios complex.

We only have one office space available!! So viewing is essential.

Situated on the second floor, this 379 sq ft office consists of a open plan office space, ideal for 3-4 workstations. Storage room, WC, sink unit and velux windows.

Would suit a variety of business.

Rents are inclusive of utilities (based on average usage), business rates and service charge. Flexible lease terms may be available, subject to negotiation.

Situated in Prestwich village and within a short walk of Prestwich Metrolink station. Approximately 1/2 miles of J17 of the M60 and approximately 4.8 miles from Manchester city centre. Parking to the yard is on a first come, first served basis, with free street parking available in the immediate vicinity.

<b>Rent</b>	£550.00 pcm
<b>S/C Details</b>	Rents are inclusive of service charge.
<b>Rates detail</b>	Rents are inclusive of business rates. You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.
<b>Building type</b>	Office
<b>Planning class</b>	B1
<b>Available from</b>	01/01/2020
<b>Size</b>	379 Sq ft
<b>VAT charges</b>	The quoted price is exclusive of VAT at the prevailing rate.
<b>Lease details</b>	A new licence to be agreed.
<b>EPC category</b>	E
<b>EPC certificate</b>	Available on request

For more information please visit:

<http://example.org/m/46127-the-stables-the-old-co-op-yard-warwick-street>



Award Winning Complex

---

All Inclusive Rents

---

Walking distance to Prestwich Metro Link

---

Top floor

---

Close to Motorway, Public Transport and Manchester City  
Centre

---

Key Fob Entry System

---

Contemporary Offices

---

Only 1/2 Mile from junction 17 M60.





The Stables. ( The old Co-op Yard), Warwick Street, Prestwich, Manchester, UK, Greater Manchester M25 3HB



Data provided by Google

**Floors & availability**

Unit	Floor	Size sq ft	Notes	Status	From
Office 4A	2nd Floor	379	Open plan office space. Idea for 3-4 workstations. Sink unit, WC and Storage room. All inclusive of Utilities, Service charge and Business Rates. All for only £550 pcm (£6,600 pa).	Available	01/01/2020

**Airports**

Manchester 12.3m, Liverpool 26.9m

**National rail**

Clifton (Manchester) 1.3m, Swinton (Manchester) 2.4m, Moorside 2.9m

**Tube**

Walking distance to Prestwich Metrolink

**Road**

Approx 1/2 Mile form Junction 17 M60

**Estimated rates**

Rents are inclusive of business rates. You can get small business rate relief if: your property's rateable value is less than £15,000 your business only uses one property. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less.

**Estimated service charge**

Rents are inclusive of service charge.

**VAT**

The quoted price is exclusive of VAT at the prevailing rate.

**Planning class**

B1

**Lease summary**

A new licence to be agreed.

**EPC**

Available on request

Notes:

---

---

---

---

---

---

---

PearsonFerrier Commercial

☎ 0161 764 4440

✉ [commercial@pearsonferrier.co.uk](mailto:commercial@pearsonferrier.co.uk)

Quote reference: RENT-30771

Pearson Ferrier will not be held responsible for any inaccuracies or information provided by the vendor for the preparation of these sales particulars. All statements contained in these particulars as to this property are made without responsibility on the part of Pearson Ferrier. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. The particulars, various plans, photographs, descriptions and measurements have been carefully prepared, but their accuracy is not guaranteed and any intending Purchasers shall satisfy themselves by inspection or otherwise as to their correctness.