



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.

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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.

Rent	£550.00 pcm
S/C Details	Rents are inclusive of service charge.
Rates detail	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.
	value of 212,000 of 1635.
Building type	Office
Building type Planning class	
	Office
Planning class	Office B1
Planning class Available from	Office B1 01/01/2020
Planning class Available from Size	Office B1 01/01/2020 379 Sq ft The quoted price is exclusive of VAT at the
Planning class Available from Size VAT charges	Office B1 01/01/2020 379 Sq ft The quoted price is exclusive of VAT at the prevailing rate. A new licence to be

For more information please visit:

http://example.org/m/46127-the-stables-the-old-co-opyard-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

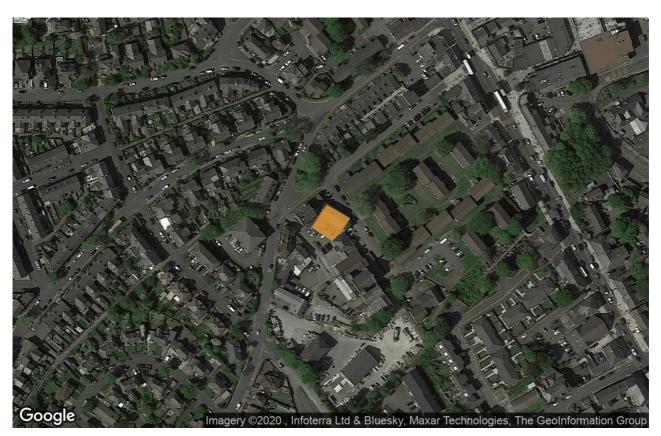
Only 1/2 Mile from junction 17 M60.







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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 National rail			Manchester 12.3m, Liverpool 26.9m 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		e 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 4440Mercial@pearsonferrier.co.uk

Quote reference: RENT-30771

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