

**UNIT 1B DANE ROAD INDUSTRIAL ESTATE
DANE ROAD, SALE, M33 7BP**

TO LET - £7,800 P.A.



SELF CONTAINED OFFICE SUITE 123 SQ M (1,324 SQ FT)

6 PARKING SPACES – 4 OFFICES

KITCHEN & W.C.

PRIVATE ENTRANCE WITH RECEPTION AREA

DESCRIPTION

This self contained, single storey office building is located on a small industrial estate just off Dane Road. The location benefits from easy access to the motorway network and the Metrolink service.

The property occupies a prominent position on the industrial estate and has a forecourt providing parking for approximately 6 vehicles.

THE ACCOMMODATION COMPRISES:

RECEPTION (4.9m x 2.9m)

With front door access from the forecourt. Spacious reception area with space for seating, window to the front of the property, radiator, access to open plan office and inner hallway.

OPEN PLAN OFFICE (9.4m x 8.3m)

Large open plan offices with two windows to each elevation, fire exit to rear, radiators, modern office lighting, telephone points, numerous power points, access to office 2 & 3.

OFFICE TWO (3.6m x 2.9m)

With window to the front of the property, radiator, power points, telephone point, modern lighting.

OFFICE THREE (3.3m x 3m)

Currently utilised as a meeting room with radiator, window to the front of the property, power points, modern lighting.

OFFICE FOUR (3m x 3.5m)

With window to the rear of the property, radiator, modern office lighting, telephone point, power points.

KITCHEN

With window to the rear of the property, stainless steel sink/drainage unit with worksurface, wall mounted boiler.

W.C.

To the rear of the property with two W.C. cubicles, urinal and wash hand basin.

RATEABLE VALUE

£7,700.00

RATES PAYABLE

£3,765.00

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555.

