

**36 WOOD LANE
PARTINGTON
MANCHESTER M31 4ND
TO LET - £12,000 P.A.**



**SINGLE STOREY OFFICE AND
WAREHOUSE UNIT PROVIDING A TOTAL
OF 362 SQ.M (3895 SQ.FT.) WITH AMPLE
CAR PARKING.**

DESCRIPTION

Single storey office and warehouse unit providing a total of 362 sq.m (3895 sq.ft.) comprising predominantly of cellular office accommodation with Ladies and Gents WC's plus Kitchen, providing a gross area of 342 sq.m (2605 sq.ft.) benefiting from Upvc double glazing with the majority of windows having external roller shutter security blinds, Alarm, Fire Alarm and Emergency Lighting. The adjoining warehouse provides a further 120 sq.m (1292 sq.ft.).

ENTRANCE

Double opening entrance doors leading through to

RECEPTION (2.7m x 2.7m)

OPEN PLAN OFFICE (5.9m x 5.4m)(maximum)

SECONDARY RECEPTION AREA (5.9m x 2.1m)

OFFICE 1 (4.4m x 3m)

OFFICE 2 (4.4m x 4.2m)

MALE WCS

FEMALE WCS

KITCHEN

OFFICE 3 (4.3m x 3m)

OFFICE 4 (4.3m x 3.8m)

OFFICE 5 (4.7m x 3.1m)

OFFICE 6 (4.7m x 4m)

OFFICE 7 (4.8m x 4.6m)

OFFICE 8 (4.8m x 3m)

WAREHOUSE/WORKSHOP(15m x 8m)

With roller shutter loading door, ceiling mounted gas heater and fluorescent strip ceiling lights.

PARKING

To the front and side of the unit is hardstanding providing sufficient parking.

RATEABLE VALUE/RATES PAYABLE

(Vendor pls confirm)

VIEWING

Either by appointment through Thomas Willmax on 0161 905 3555 or via joint agents Morgan Williams on 01925

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available to interested parties.

