



0
Bedroom

0
Bathroom



Available NOW!!

C&R HULME are delighted to offer the opportunity to lease a modern office suite within a busy retail parade. Previously operating as a Solicitors office, this suite which has a gross internal area of approximately 625sq ft (58sqmtr) is on the first floor with independent access. The property is situated and fronting on to Dickenson Rd and has a good presence on the main Road. in brief the property comprises main office, managers office, Kitchen & W.C.

Other benefits include double glazing, suspended ceilings with modern lighting, CAT 5 cabling gas central heating.

The property comprises:

Ground Floor Hallway & stairs to 1st floor

Main Office 26'10" x 18'3" (8.18m x 5.57m(Maximum))

2 x UPVC windows to rear with a kitchen area

Newly decorated. Range of power points suspended ceiling with tube lighting.

Managers Office 18'3" x 10'5" (5.57m x 3.20m)

2 x Upvc glazed window to the front. flooring. Range of power points. Double panel radiator.

W.C 6'0" x 3'3" (1.88m x 1.59m)

UPVC to rear. Vanity unit with hand wash basin & Low level w.c. Grey marble tiling. Double panel radiator.

Main office & kitchen 436' S.Q FT (40.50 S.Q.M)

Managers Office 192 S.Q FT (17.8 S.Q.M)

W.C

32 S.Q FT (3 S.Q.M)

Estimated rates for 2022

Ratable value: £ TBA

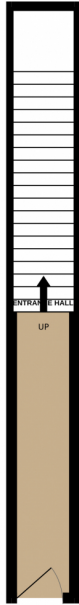
Rates payable: £ TBA

Subject to 100% Small business relief

VAT

We have been advised that all prices, rents and outgoing costs are exclusive for VAT.

GROUND FLOOR
110 SQ. FT. (10.2 SQ. M.) APPROX.



1ST FLOOR
714 SQ. FT. (66.4 SQ. M.) APPROX.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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