wtgunson

commercial property consultants

TO LET



DETACHED OFFICE PREMISES – 3,740 SQ FT

(MAY SUIT ALTERNATIVE USES INCLUDING NURSERY, CLINIC ETC UNDER E CLASS)

1 Brooklands Place
Brooklands Road
Sale M33 3SD

- Excellent car parking to front and side of property
- Possible outdoor play area use of car park to side.
- Brooklands Metrolink Station within close proximity
- Additional car park spaces available by separate licence

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
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LOCATION
Brooklands Place is a thriving mixed use commercial scheme, located next door to the Brooklands Metrolink Station and just a short walk from Sale Town Centre.

DESCRIPTION
A two storey detached office building with a reception area, WC's, kitchen and open plan office space on the ground floor. On the first floor there is additional office space with two glazed partition meeting rooms and a further kitchen. The property would suit a variety of uses under E class including Nursery and Clinic/Medical uses. There is car parking to the front of the property and a large dedicated car park to the side which for nursery use could be utilised for outdoor space. There is the potential for additional parking on site via separate licence.

Please see virtual tour below:-

https://my.matterport.com/show/?m=PvHjfhGRqeB&brand=0

ACCOMMODATION
As measured on a net internal basis the area of the whole building is as follows:

3,740 SQ FT

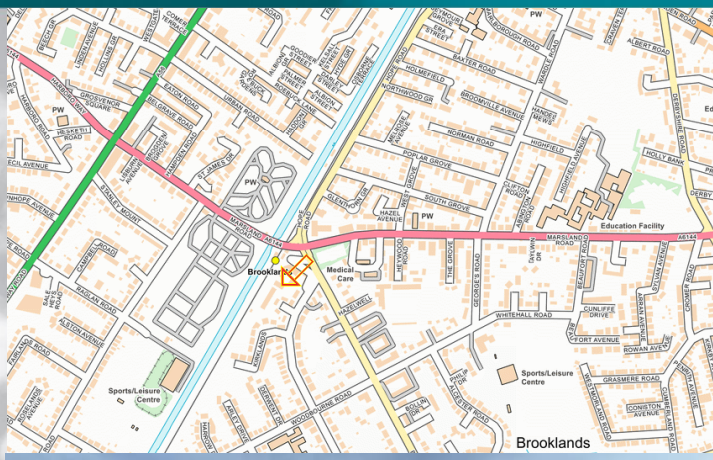
LEASE
The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£55,913pa (£14.95/sqft)**.

Parking is available at **£450 pa per space** outside each building. Overflow parking is also potentially available on licence at **£350 pa per space**.

SERVICE CHARGE/BUILDING INSURANCE
The tenant will be responsible for an estate maintenance charge and reimbursement of the building insurance on a fair proportion basis.

BUSINESS RATES
The property has a Rateable Value of £57,000. The Rates payable are £27,360pa (0.48p/£ - 2026/27).

EPC
A copy of the EPC is available upon request.





VAT
We understand VAT is applicable.

VIEWING
By appointment with the joint agents:

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RICS

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