wtgunson

commercial property consultants

TO LET



DOUBLE STOREY OFFICE PREMISES – 2,430 SQ FT

(MAY SUIT CLINIC/MEDICAL USE)

3 Brooklands Place
Brooklands Road
Sale M33 3SD

- On site parking
- Brooklands Metrolink Station within close proximity
- Additional car park spaces available by separate licence
- Popular South Manchester location

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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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 double storey end terraced office premises with space over ground and first floor. Each floor can be self contained and let individually, or the building taken as a whole. There is on site car parking with additional spaces available on licence.

ACCOMMODATION

As measured on a net internal basis the areas of the whole building are as follows:-

Suite	Square Footage	Rental
Ground Floor	1,180 sq ft	**£17,641 pa (£14.95/sqft)**
First Floor	1,250 sq ft	**£18,688 pa (£14.95/sqft)**
Total	**2,430 sqft**	**£36,329 pa (£14.95/sqft)**

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed.

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

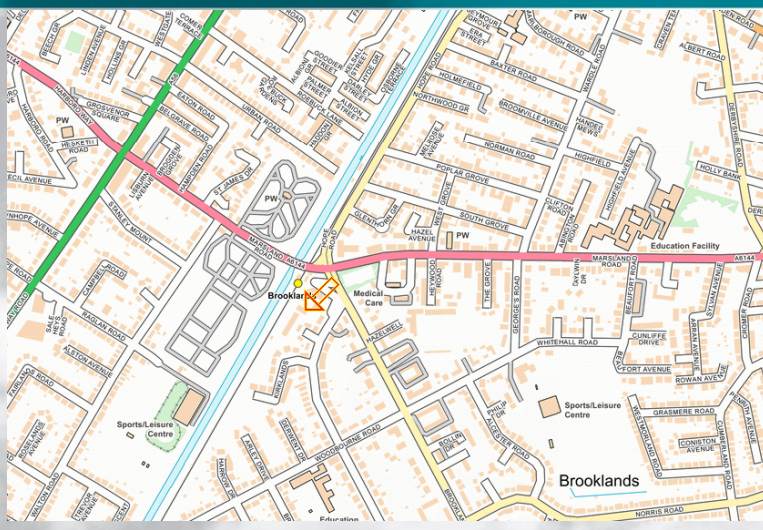
SERVICE CHARGE/BUILDING INSURANCE

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

BUSINESS RATES

The Ground Floor has a Rateable Value of £16,500 and Rates Payable £7,095pa (0.43p/£ - 2026/27).

The First Floor has a Rateable Value of £17,000 and Rates Payable £7,310pa (0.43p/£ - 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:

WT Gunson

Neale Sayle
Neale.sayle@wtgunson.co.uk

wt gunson
0161 833 9797
www.wtgunson.co.uk

Josh Hill
Josh.hill@wtgunson.co.uk

Lewis Grainger
Lewis.grainger@wtgunson.co.uk
TEL: 0161 833 9797

Canning O'Neill

John Nash
john@canningoneill.com
TEL: 0161 244 5500

CANNING O'NEILL
0161 244 5500

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RICS

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