wtgunson

commercial property consultants

TO LET



SELF CONTAINED OFFICE SUITE – 1,599 SQ FT

(MAY SUIT CLINIC/MEDICAL USE)

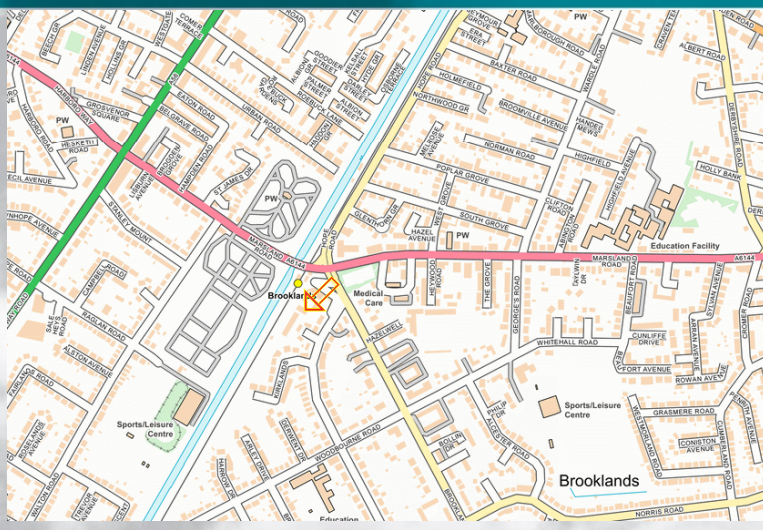
First Floor
6 Brooklands Place
Brooklands Road
Sale M33 3SD

- 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 first floor self contained office suite accessed via the side entrance to 6 Brooklands Place. Open plan accommodation together with 2 separate meeting rooms and kitchen.

ACCOMMODATION

As measured on a net internal basis the area is as follows:

First Floor **1,599 SQ FT**

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agree at an initial rent of **£23,905pa (£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 £22,500. The Rates Payable are £9,675pa (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:

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RICS

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