



Jets

CROFTS BANK ROAD, URMSTON, M41 0UH
RENT TBC





Location

In the heart of Urmston town centre the unit faces Urmston Library and is located by the pedestrian crossing so is in a high footfall area.

Description

2830sqft over three floors of flexible space plus cellar storage. The rear of the building is accessed from Primrose Avenue and has parking for up to 7 vehicles. The entire building is heated by gas central heating throughout and has a hard wired fire alarm system. The front and side of the building has been fitted with brand new uPVC double glazing.

Accommodation

The main ground floor has a huge open plan space, with a DDA regs bathroom, access to the rear of the building and stairs to the first floor and doorway to the basement stairs. The basement houses the new gas central heating boiler and meters. To the first floor there are 4 large office rooms, and a bathroom. The second floor has two large office rooms and a bathroom.





Services

The property is connected to mains gas, electricity and water.

Terms

The landlord is looking for a minimum 3 year lease with a quarter's rent payable in advance and three months' rent to be held on deposit.

Rates

Currently the valuation office have the building listed as Surgery and Premises with a rateable value of £23,250.00. All businesses are advised to make their own enquiries with the local Trafford Council as to ratings relief and rates payable.

VAT

The building is not currently elected for VAT.

Viewing

Viewings are strictly by appointment via Jets Estate Agents

Parking

The rear of the building has private parking for up to 7 vehicles and is accessed via Primrose Avenue.



Room Dimensions:

Ground Floor;

Main Office 3.940m x 11.414m
GF Front Office 3.943m x 4.434m
DDA Regs Bathroom 2.22m x 1.579m
GF Rear Office 3.910m x 5.930m

First Floor;

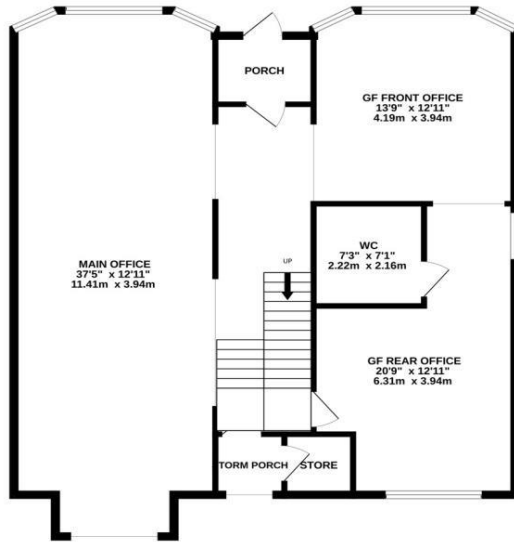
FF Room 1 3.930m x 4.365m
FF Room 2 3.653m x 6.001m
FF Room 3 3.943m x 4.434m
FF Room 4 3.928m x 4.324m
Wc

Second Floor;

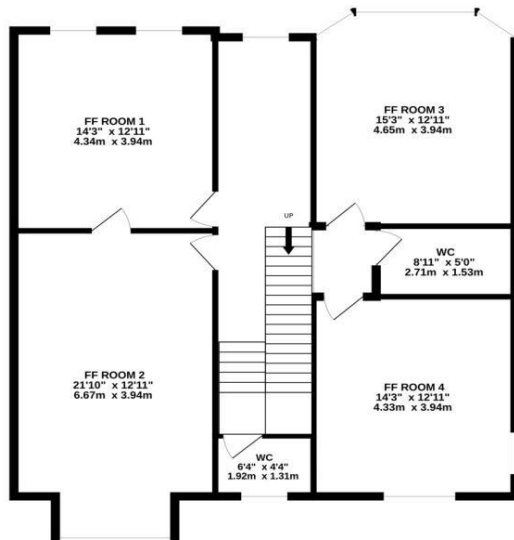
SF Room 1 3.953m x 6.079m
SF Room 2 3.948m x 5.889m
Wc 1.946m x 2.540m



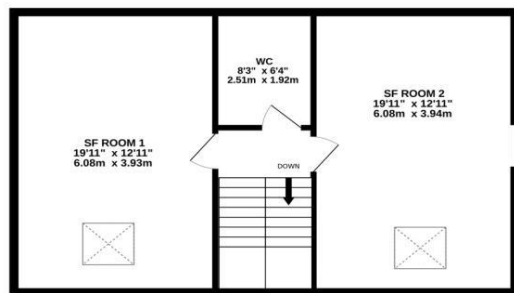
GROUND FLOOR
1112 sq.ft. (103.3 sq.m.) approx.



1ST FLOOR
1077 sq.ft. (100.1 sq.m.) approx.



2ND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 2830 sq.ft. (262.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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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