

TO LET

Office Premises

Bailey House

7 Bailey Road

Trafford Park

MANCHESTER

M17 1SA



LOCATION

The premises are situated on Bailey Road in the heart of Trafford Park, just off Ashburton Road West (B5214) which leads to Manchester City Centre, to the east of the national motorway networks and can be accessed via J9 and 10 of the M60 motorway.

ACCOMMODATION

Offices:

Ground Floor:	1,087 sq ft	(101.00 sq m)
First Floor:	763 sq ft	(70.90 sq m)

Parking for 10 vehicles

These are the gross internal floor areas.

RATES

The property is entered into the Rating List at Rateable Value £7,900.00. Small business rates relief may be available.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed.

PARKING

There is parking to the front for approximately 10 vehicles.

RENTAL

£8,000.00 per annum subject to contract.

SERVICE CHARGE

A further charge of £3,000 will be made to cover services including gas, electricity and water as well as external repairs.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be made available.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

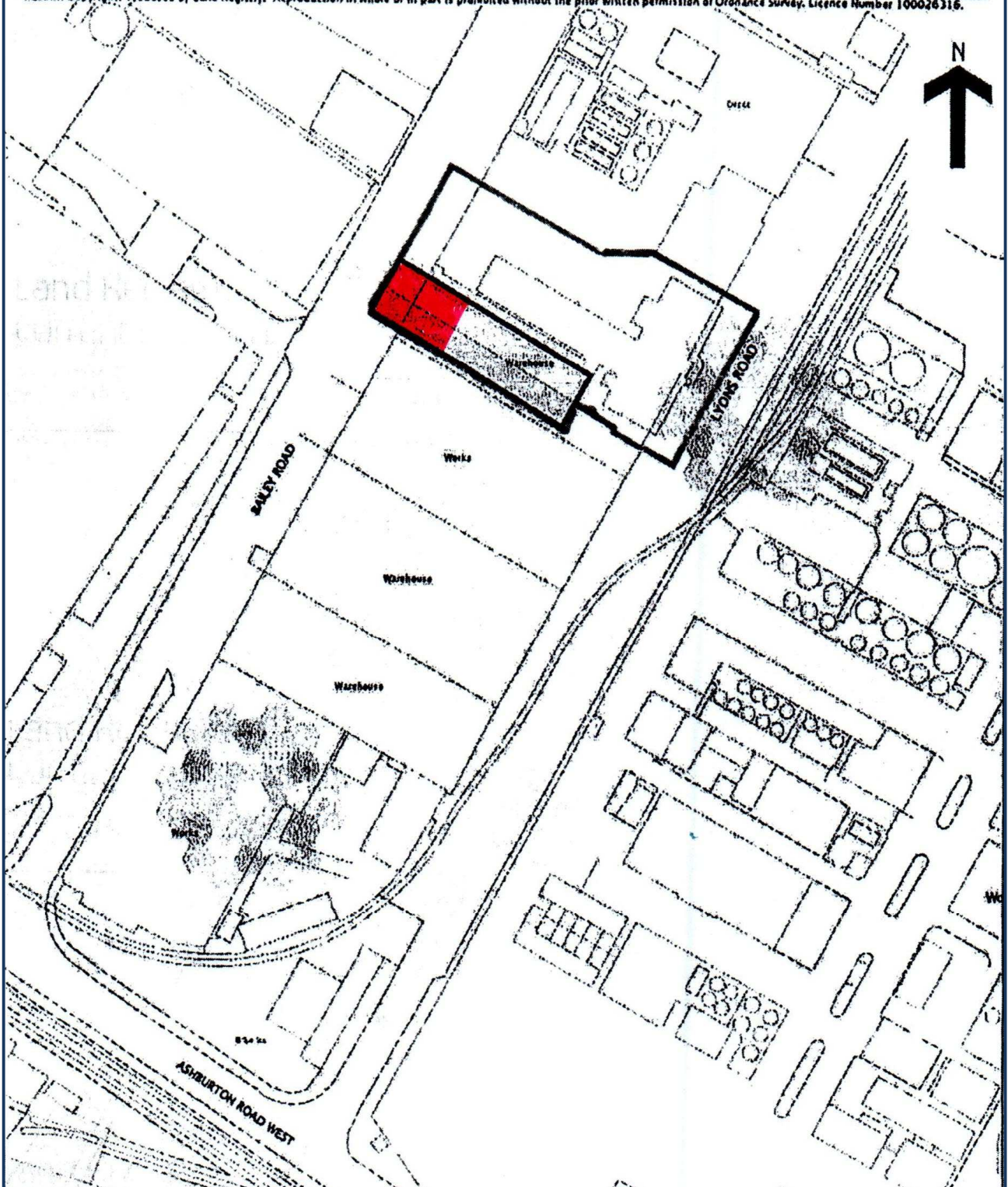
Contact: Charles D Bell
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Land Registry
Current title plan

Title number GM922863
Ordnance Survey map reference SJ7897SW
Scale 1:1250
Administrative area **GREATER MANCHESTER :**
TRAFFORD



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For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street
Preston
PR1 3LT

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MORGAN
MARTIN

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