

# To Let



Offices at junction of Queens Road and Monsall Street  
Collyhurst, Manchester M40 8QZ



Self-contained office accommodation with parking



**3,773 sq ft**  
Area



**£58,000 pa**  
Rent



**£48,500**  
Rateable Value



**D-90**  
EPC

- Two storey office development with flexible internal layout
- Open plan offices with meeting rooms, kitchen and reception area
- On site car parking
- Good transport links into Manchester City Centre, including Monsall Tram Station a 5 minute walk away
- Male and Female WC's

# Offices at junction of Queens Road and Monsall Street Collyhurst, Manchester M40 8QZ



Rear Elevation



Flank Elevation



Ground Floor Office Area



Ground Floor Reception Area



## Location

The offices are located approximately 2 miles north east of Manchester City Centre and benefit from good road links into the city via Queens Road (A6010) and either Rochdale Road (A664) or Oldham Road (A62).

The offices are situated on the corner of Queens Road and Monsall Street, within proximity of a range of amenities. The property is well connected to other areas of Manchester via excellent road and public transport links. Monsall Metrolink is approximately a 5-minute walk away, along with various bus routes running along Queens Road.

## Description

The offices are arranged over two floors, with a reception area and waiting room on the ground floor. There are WC facilities on both floors, along with a kitchen on the second floor. There is a main open plan office on both first and second floors, with separate individual meeting rooms and smaller offices within the floorplate currently arranged in various sizes and layouts throughout the property. The offices can be kept in their current layout or reworked based on the incoming tenant's requirements.

All mains services are connected and there is central heating and air conditioning. The offices are carpeted; with suspended ceilings and recessed lighting. The property also has on-site parking facilities.

## Area

Net Internal Area (NIA)  
3,773 sq ft (350.51 sq m)

## Services

All mains services connected

## Terms

The property is available by way of a new full repairing and insuring lease with terms to be agreed.

## Rent

£58,000 per annum

## Rates

Rateable Value: £48,500

## EPC

D-90

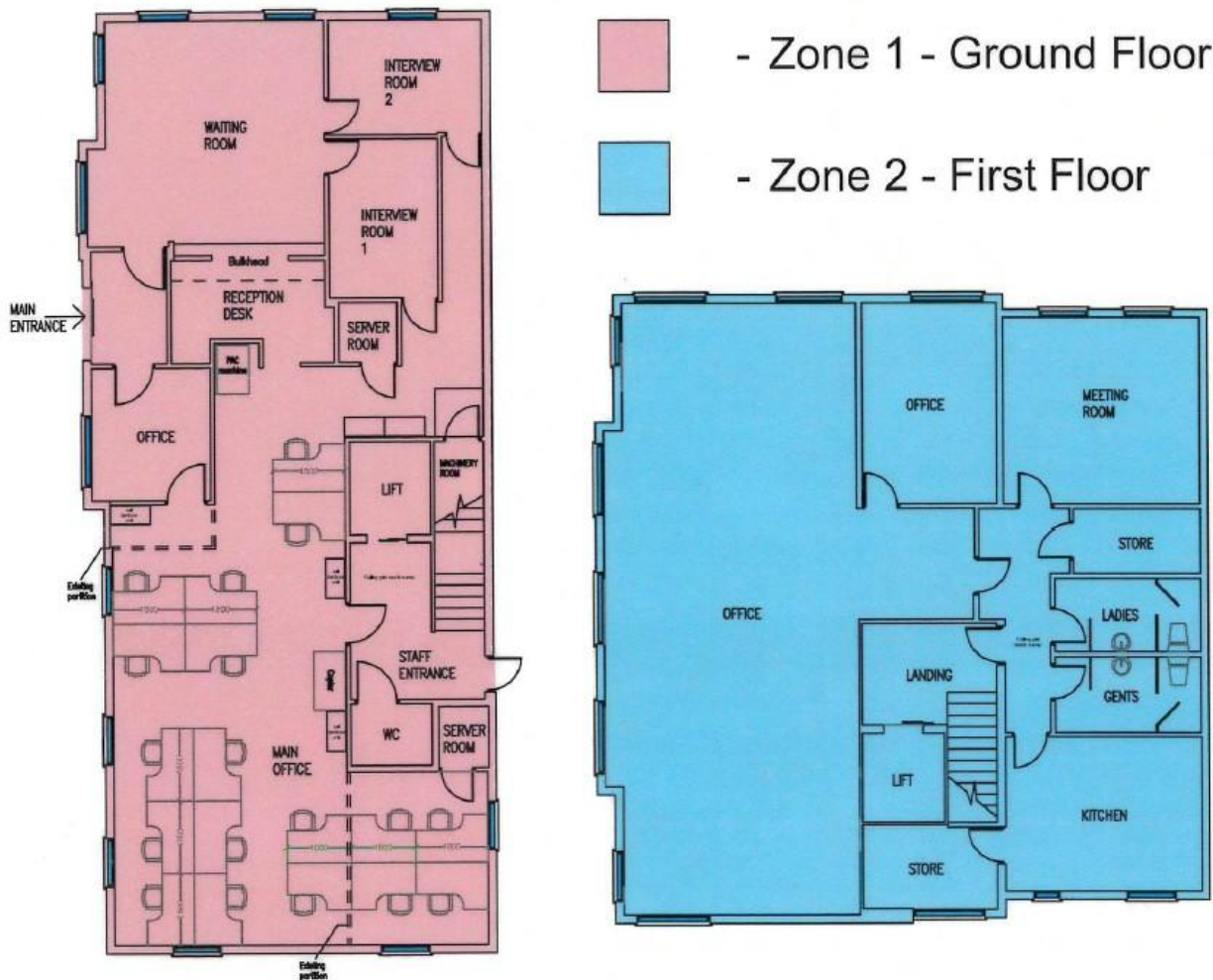
## Legal costs

Each party to be responsible for their own legal costs.

## VAT

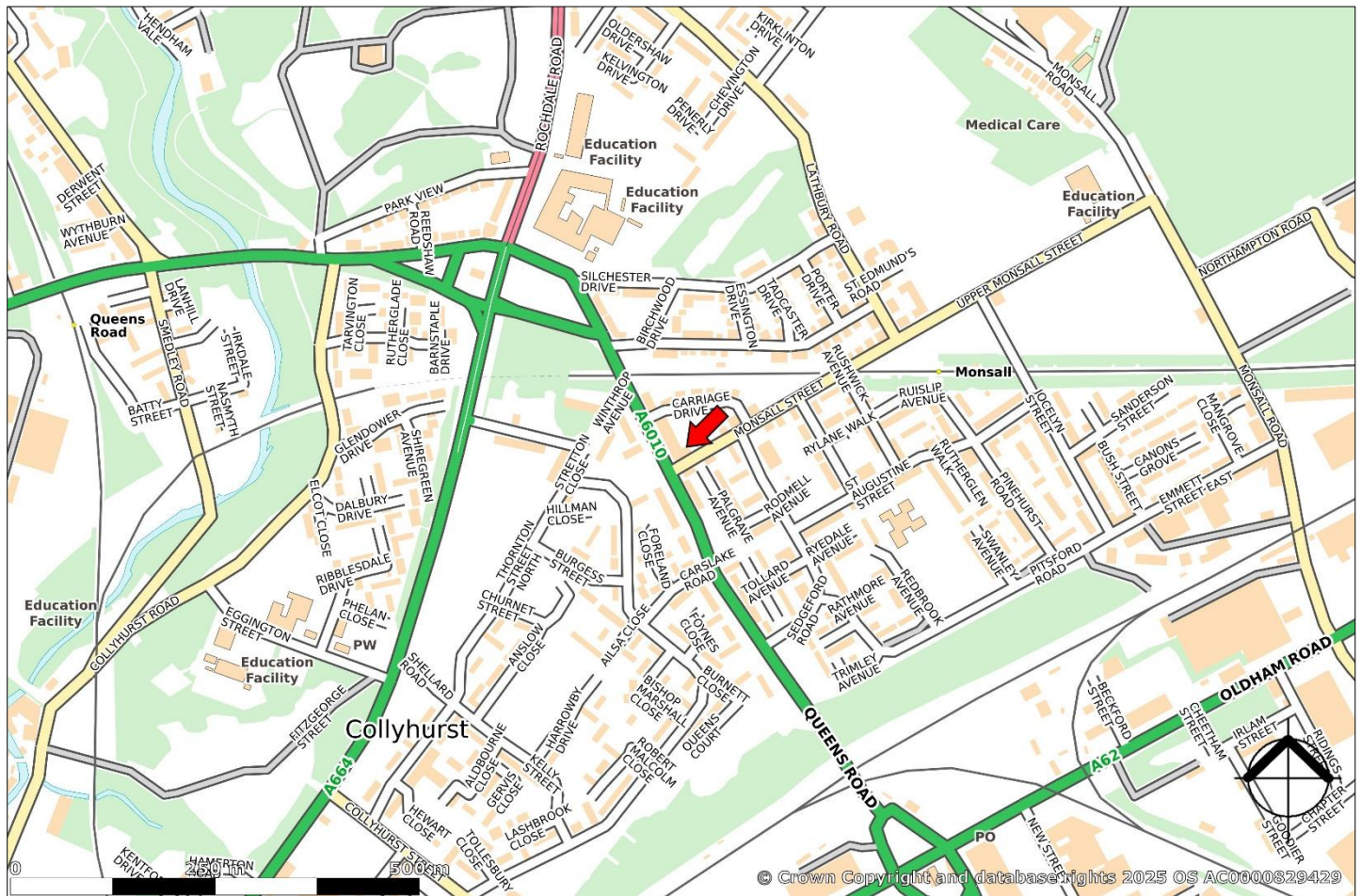
All figures quoted are exclusive of VAT, which will be charged at the prevailing rate.





First Floor Office Area

Offices at junction of Queens Road and  
Monsall Street  
Collyhurst, Manchester M40 8QZ



For further information please contact:



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#### Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf).

We recommend you obtain professional advice if you are not represented.

#### Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### Disclaimer

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