

TO LET

BANKSIDE HOUSE

MODERN OFFICES
AVAILABLE

HADFIELD STREET, DUKINFIELD
CHESHIRE SK16 4QX



367 - 1,175 SQ FT

(34.09 - 109.1 SQ M)

- CAN BE TAKEN INDIVIDUALLY OR COMBINED
- CAR PARK SPACES WILL BE DEMISED
- GROUND FLOOR SUITES
- IMMEDIATELY AVAILABLE

BANKSIDE HOUSE

LOCATION

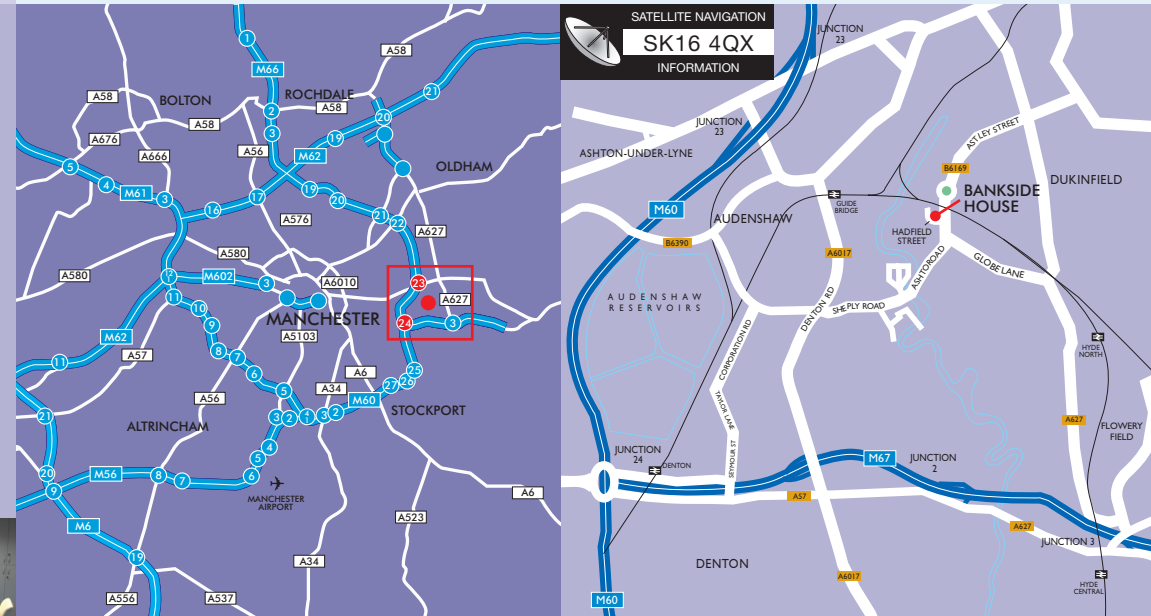
Bankside House is located on Hadfield Street off the main B6169 Ashton Street/Shepley Road.

Situated within easy reach of the M60 Orbital Junctions 23 & 24 the premises offer excellent access to the regions motorway networks together with Manchester City Centre and the local vicinity.

DESCRIPTION

Bankside House is a two storey modern office development providing the following features;

- Feature double height entrance reception
- Passenger lift/DDA Compliant
- Air conditioned throughout
- Open plan office space
- Male, female and disabled WC facilities
- Kitchen
- Suspended ceiling incorporating LG3 Compliant lighting
- Powder coated double glazed windows
- Fire and intruder alarms installed
- Car park spaces will be demised



ACCOMMODATION

All approx. net internal:

Ground floor - Suite 4	441 sq ft	(40.9 sq m)
Ground floor - Suite 5	367 sq ft	(34.1 sq m)
Ground floor - Suite 6	367 sq ft	(34.1 sq m)
Total	808 sq ft	(109.1 sq m)

TERMS/RENTAL

The premises are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Rental on application.

- 12 months licenses are available or a FRI lease (Terms to be discussed).
- Electricity / water charged and invoiced by the landlord.

LEGAL COSTS/VAT

Each party to be responsible for their own legal costs incurred in this transaction. All outgoings are subject to VAT.

VIEWING

Strictly by appointment with the sole agents:

Tracy Myers
Tel: 0161 237 1873
Email: tracy@littlerandassociates.co.uk

