

# ➔ TO LET



## Brook House, Northenden Road, Gatley, SK8 4DN.

- 5,505 sq ft (511.5 sq m)
- Detached office property on landscaped self contained site
- High quality entrance foyer
- Full gas fired central heating
- Double glazing
- 24 Car parking spaces and ability to block park

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[www.tfcproperty.com](http://www.tfcproperty.com)



**Commercial Property**  
Advisers and Agents

**0161 234 0777**

# Brook House, Gatley

## LOCATION

Brook House is extremely well located 6 miles south of Manchester city centre in the centre of Gatley village and within 200 metres of the railway station.

Road links are excellent with Junction 2 of the M56 being less than 1 mile away which provides immediate access to the M60. Manchester Airport is approximately 10 minutes drive.

## DESCRIPTION

The premises comprise a two storey architecturally designed modern detached office building set within its own landscaped grounds.

The accommodation has been internally fitted to an extremely high standard and provides in the main open office areas with a number of private offices. There are several communal meeting rooms as well as a board room, server room, kitchen and male and female w.c. facilities to both floors.

The office are carpeted throughout, ceilings are suspended incorporating lighting and both floors have screed mounted and perimeter trunking.



## ACCOMMODATION

Measured to the IPMS we estimate the property provides the following area:-

	Sq Ft	SQ M
Ground	2,740	254.6
First	2,765	256.9
<b>Total</b>	<b>5,505</b>	<b>511.5</b>

There are 24 dedicated car parking spaces with the ability to block park

## LEASE

The premises are to be let on an effectively full repairing and insuring basis for a term to be agreed.

## RENT

On Application

## RATEABLE VALUE

£78,000

## EPC

Available upon request.

## VAT

All prices will be liable to VAT at the prevailing rate.

## VIEWING

Via the sole agents TFC on 0161 234 0777



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