



TO LET

**1A LAPWING LANE, WEST DIDSBURY,
MANCHESTER, M20 2NT**



Contemporary, self contained refurbished offices in the heart of West Didsbury

- 764 sq ft (71 sq m)
- Newly refurbished to a high standard
- 2 minutes walk from Burton Road Metrolink stop
- Air conditioned
- Hardwood floors
- Exposed brickwork
- Extremely prominent corner position in popular West Didsbury
- Self contained entrance
- Excellent floor to ceiling height

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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LOCATION

The premises are located in an extremely prominent position at the junction of Burton Road and Lapwing lane in the popular suburb of West Didsbury., a bustling suburb of Manchester which has attracted occupiers such as Siemens, British Airways, Oracle to name a few.. Establishments in the vicinity include Piccolino, The Met, and various other popular restaurants

The A34 and A5334 are both within one mile of the property which provide access to Manchester City Centre as well as the M60. Public transport links are excellent with the Burton Road Metrolink stop within two minutes walk. There are regular bus services all along Burton Road.

DESCRIPTION

The suite has an open plan layout and has been the subject of a comprehensive refurbishment program which provides for the following : -

- New Exclusive Entrance
- Air conditioning
- Hardwood Floors
- New kitchen and male and female WC's
- Excellent floor to ceiling height xxx metres
- Perimeter trunking
- Capable of sub division to provide private offices

ACCOMMODATION

Measured on net internal basis the accommodation provides the following areas: -

First floor offices 764 sq ft (71 sq m)

TERMS

The suite available to let for a term of years to be agreed incorporating regular rent reviews.

RENT

£14,000 per annum excl.

RATEABLE VALUE

TBC

SERVICES

The property benefits from an alarm, lighting is via? Heating via?

EPC

Available upon request

VAT

The property is zero rated for VAT.

VIEWING

Via the sole agents TFC on 0161 234 0777.

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