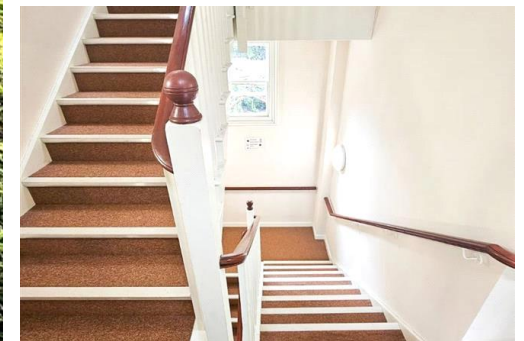


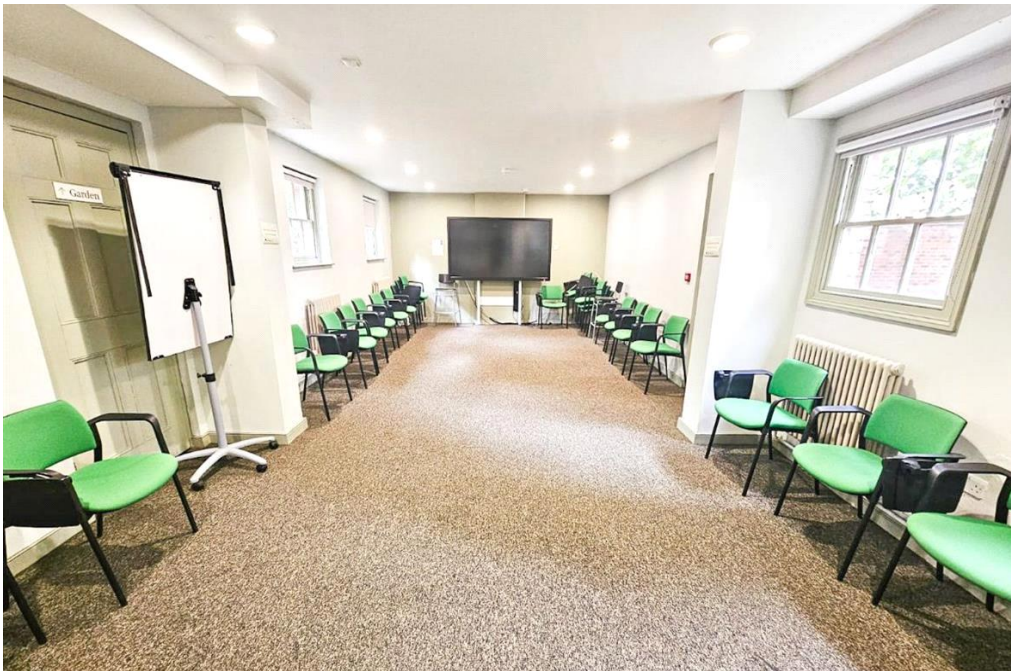


PLYMOUTH GROVE, MANCHESTER, M13

***** COMMERCIAL ROOMS TO LET *** FAMOUS WRITERS MUSUEM IN MANCHESER
*** GRADE II LISTED BUILDING *** WITHIN 1 MILE TO CITY CENTRE *** LOCATED
ON PLYMOUTH GROVE IN ARDWICK *** PARKING AVAILABLE *** COMMUNAL
TOILETS *** LIFT FROM LOWER GROUND TO FIRST FLOOR *** AVAILABLE NOW *****

£650 pcm OFFICE ROOMS TO LET IN ELIZABETH GASKELL HOUSE





Elizabeth Gaskell's House, is a writer's house museum in Manchester, England. It is a Grade II* listed neoclassical villa located on Plymouth Grove, Ardwick, M13. It was the residence of William and famous author Elizabeth Gaskell from 1850 until their deaths. Manchester Historic Buildings Trust commenced a restoration project in 2009 restoring the building to it's original state which was opened to the public in 2014.

The premises is a literary house and museum that aims to introduce you to the world of the writer Elizabeth Gaskell and her family through historic period rooms, Victorian style garden, expert guides and changing exhibitions. Externally, there is an award-winning garden which has been planted to show you the sort of garden that the Gaskell family enjoyed and is now an urban oasis filled with plants and wildlife.

There are two purpose built rooms to let that are ideally suited to a meeting, workshop, or any other suitable services use. Each room is named after an important historical figure who visited the House. This includes the Darwin Room and Nightingale Room. The rooms accommodate up to 35 delegates per room, depending on layout. Each space includes a deluxe screen, flip chart and hearing loop.

Elizabeth Gaskell's House has step-free access throughout with full access for wheelchair users. There is a lift to all floors. Access ramp at the side of the House to avoid the front stepped entrance. Accessible toilets on the ground and first floor. Shared kitchen space available. Connecting to Upper Brook Street and is within a mile to the City Centre.

The premise is fully accessible and disabled parking is available on site and also has communal toilets.

Dimensions are as follows:

Darwin Room, Ground Floor, 4.4m X 9.5m, 14' 5" X 31' 2".

Nightingale Room, First Floor, 4.3m X 9.4m, 14' 1" X 30' 10".

Rent: £650.00 PCM for the Nightingale Room.

£750.00 PCM for the Darwin Room.

Deposit: 2 months.

Please call Lancashire properties now to arrange a viewing of this historic building. Rent, Deposit and Non refundable admin fee payable.

Notice:

The above property details should be considered as a general guide only. Lancashire Properties does not have any authority to give any warranty in relation to the property.

We would like to bring to the attention that we have endeavoured to provide a realistic description and as much as possible accurate measurements of the property but no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures and fittings/equipment.

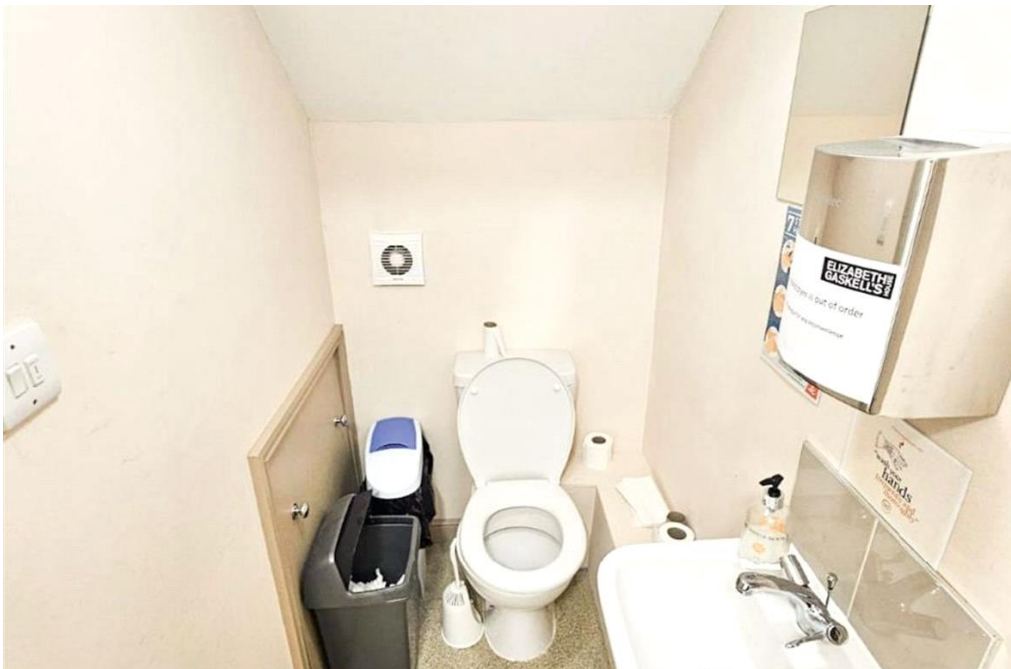
If double glazing has been stated in the details, it is advised to satisfy themselves as to the type and amount of double glazing fitted to the property.

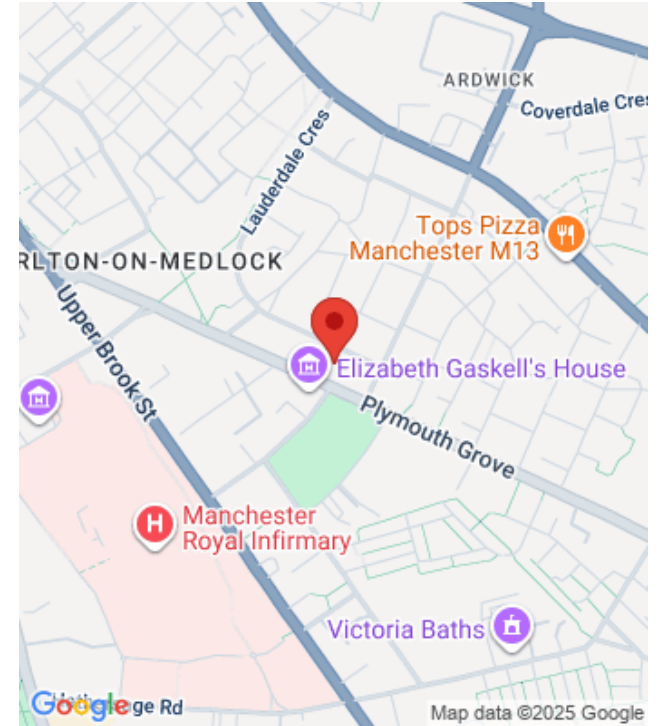
The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.



While we endeavour to make our property details accurate and reliable, if there is any point, which is of particular interest to you, please contact the office and we will be pleased to check the information.

Deposit: £1,300





Viewing by appointment only

Lancashire Properties

967 Stockport Road, Levenshulme, Manchester M19 3NP

Tel: 0161 425 0207 Email: info@lancashire-properties.co.uk Website: www.lancashire-properties.co.uk

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.