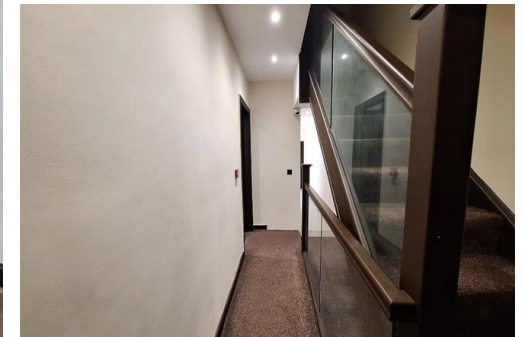




DICKENSON ROAD, LONGSIGHT, MANCHESTER,  
M13

\*\*\* FIRST FLOOR OFFICE SPACE TO LET \*\*\* GOOD SIZE ROOMS \*\*\* HEART OF  
LONGSIGHT ON DICKENSON ROAD \*\*\* HUGE FOOTFALL \*\*\* IDEAL LOCATION TO  
RUN ANY SERVICES BUSINESS \*\*\* EXCELLENT TRANSPORTATION LINKS \*\*\*  
AVAILABLE NOW \*\*\*

**£1,500 pcm** OFFICE SPACE TO LET ON DICKENSON ROAD



Lancashire Properties are delighted to present this first floor office space to let located on main Dickenson Road, Longsight, M13. The office is situated on a prime location within a busy parade of shops within the Longsight Market area and benefits from great footfall due to the location. Commercial premises within the immediate vicinity includes Anmol, Asda, Lidl, as well as many others within the Longsight Business Parade with great pedestrian flow from their car parks.

There are easy accessible transportation links going to and from the City Centre, such as the 192, 191, with the bus stop located within a short walking distance. These factors all contribute to providing a wide variety of walk-in clientele.

The premise briefly comprises of three good sized office rooms, a communal kitchen space, and a communal bathroom. Option to use part of the ground floor as a reception. The office rooms are in superb condition and is suitable for any kind of services business such as for solicitors, insurance office, accountants etc. The rent and utility bills are separate. The space will be unfurnished. Available now to occupy.

Rent: £1500.00 PCM

Deposit: One month

Utility: Utility bills are payable on top of rent.

Each party is responsible for their own legal cost. Rent, deposit and agency fee applies.

Dimensions:

Office Room 1 ( 15' 5" X 11' 6" )

Office Room 2 ( 9' 10" X 11' 10" )

Office Room 3 ( 9' 10" X 9' 10" )

Kitchen ( 9' 10" X 9' 6" )

Bathroom ( 6' 7" X 5' 7" )

A great opportunity to start a new business! Viewings highly recommended! Book now to avoid any disappointment!

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.

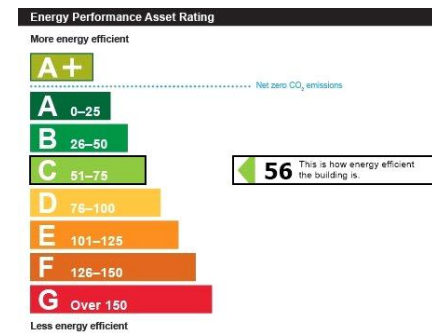
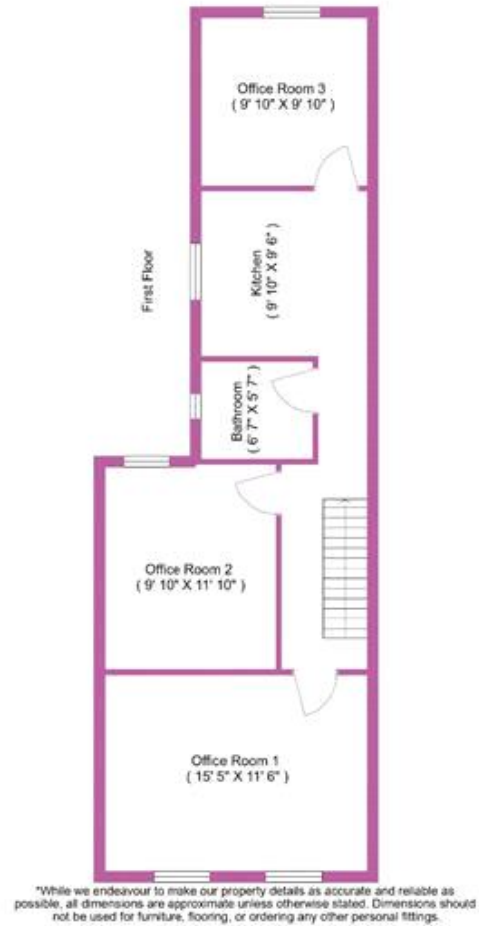
We would like to bring to the attention that we have endeavoured to provide a realistic description and as much as possible accurate measurements of the property but no specific survey or detailed inspection has been carried out relating to the property, services, appliances and any further fixtures 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: £1,500



Viewing by appointment only  
Lancashire Properties

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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