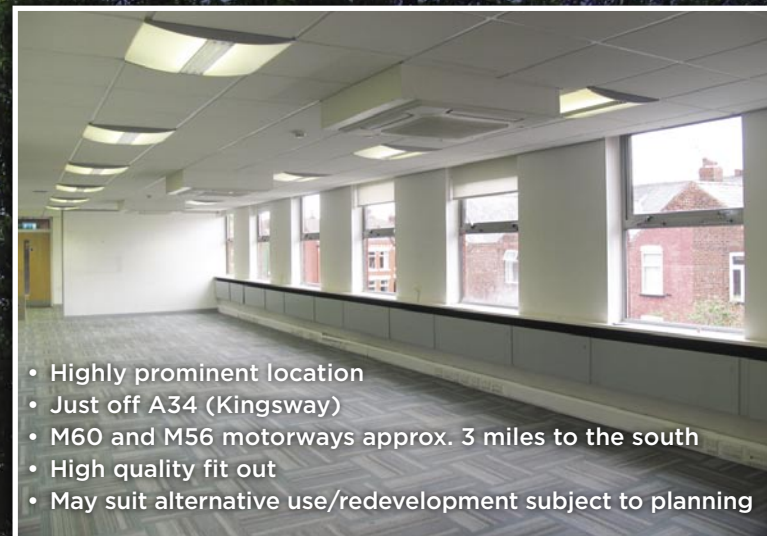


**FOR SALE**

**HIGH QUALITY PROMINENTLY LOCATED  
OFFICE BUILDING**

**121.65M<sup>2</sup> (10,997FT<sup>2</sup>)**



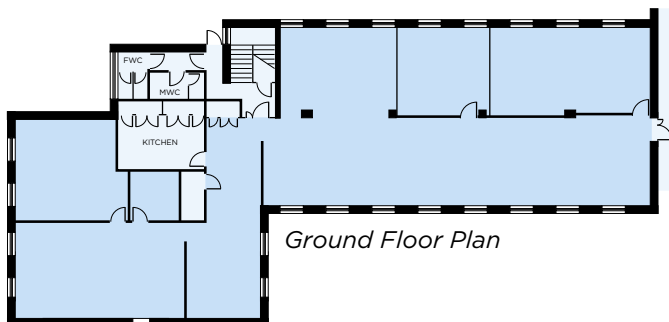
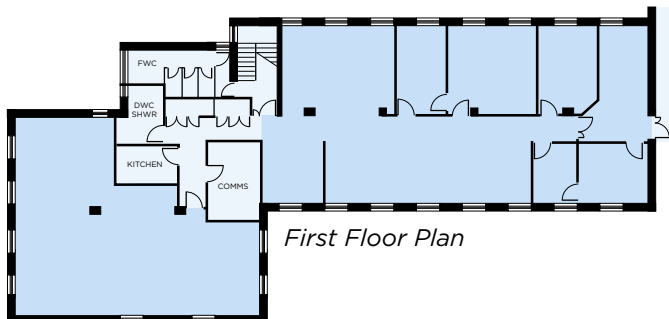
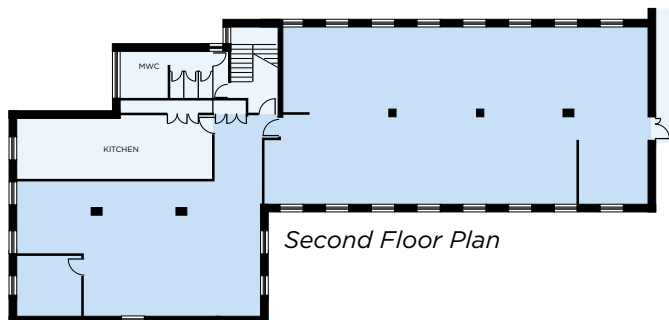
- Highly prominent location
- Just off A34 (Kingsway)
- M60 and M56 motorways approx. 3 miles to the south
- High quality fit out
- May suit alternative use/redevelopment subject to planning



## Description

The property comprises a detached three storey brick built 1970/80's office building beneath a flat roof. The building has been refurbished in recent years to provide high quality office accommodation benefitting from the following:-

- Modern carpeted flooring.
- Suspended ceilings incorporating modern sensory lighting.
- Perimeter trunking.
- Lift access.
- Air conditioning.
- Gas central heating.
- Mix of open plan accommodation and a series of separate meeting rooms.
- W.C., canteen/kitchen facilities
- Circa 18 on-site car parking spaces.



## Accommodation

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition:-

Ground Floor	360.75m <sup>2</sup>	(3,883ft <sup>2</sup> )
First Floor	332.10m <sup>2</sup>	(3,575ft <sup>2</sup> )
Second Floor	328.80m <sup>2</sup>	(3,539ft <sup>2</sup> )
<b>TOTAL</b>	<b>1,021.65m<sup>2</sup></b>	<b>(10,997ft<sup>2</sup>)</b>



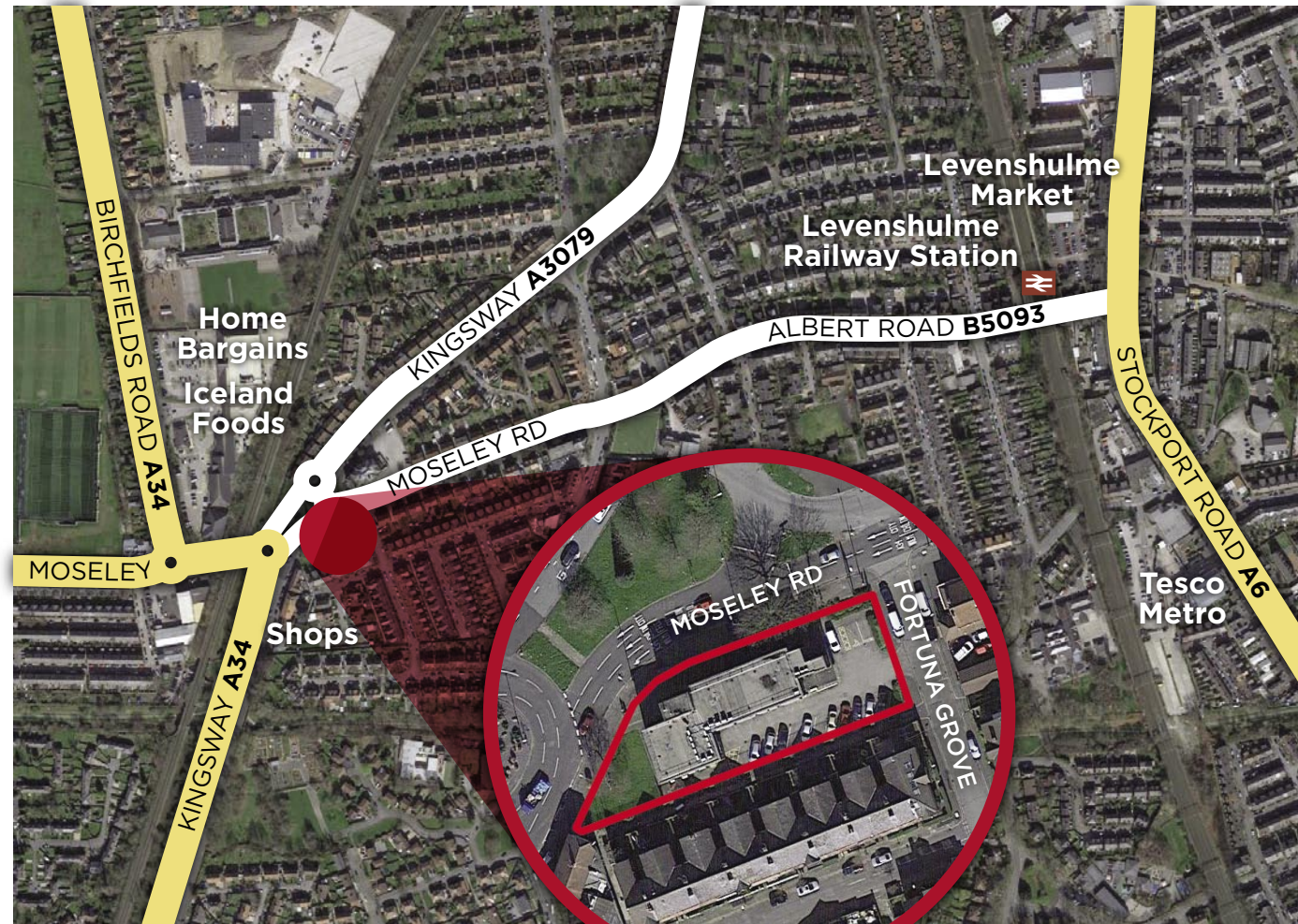
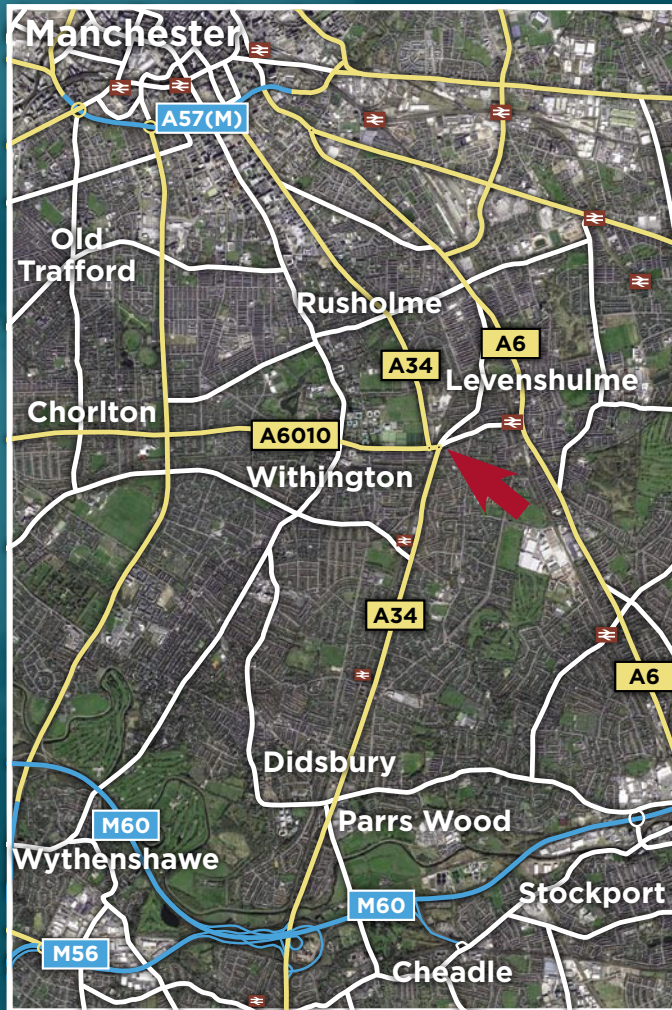






## Location

The property is situated in a prominent position just off the roundabout at the start of Kingsway (A34) at its junction with Moseley Road (A5079) in Levenshulme, Manchester. Manchester City Centre is approximately 4 miles north west. The M60 and M56 motorways are easily accessible approx. 4 miles to the south. Manchester Airport is approx. 8 miles south west. Levenshulme Railway Station is approx. 1/2 mile to the east.



### Purchase Price

Offers in the region of £1.35Million.

### Tenure

Freehold.

### Business Rates

The property has a rateable value of £76,500. The current uniform business rate is 49.3p/£ - 2018/19.

### EPC's

A copy of the EPC is available on request.

### VAT

All figures quoted are exclusive of but may be liable to VAT.

### Viewing

By appointment with the sole agent.

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Subject to Contract. Published July 2018.



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