

TO LET



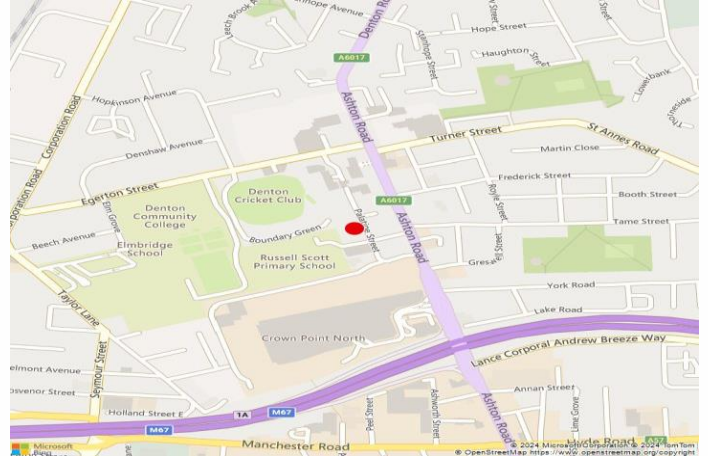
Palatine Street, Denton, Manchester, Greater Manchester, **M34 3LY**

Quality Office Accommodation

1,000 Sq Ft (92.9 Sq M)

- Adjacent Junction 1A M67
- First Floor Accommodation
- LED Lighting
- WC Facility
- Open Plan Flexible Space





Location

The property is situated on Palatine Street, Denton just a short walk from Junction 1A of the M67 Motorway. Access is via Denton Road which links to the M67. Junction 24 of the M60 Motorway is situated less than 1 mile away linking to the regional and national motorway network.

Nearby amenities include both leisure and retail facilities at Crown Point North Retail Park and local occupier include McDonalds, Aldi and Next Retail.

Description

The property comprises self-contained first floor office accommodation. Access is via a separate staircase leading to the mainly open-plan layout. The office is heated and lit throughout with a carpet tile floor covering.

Both male and female WC facilities are available. Shared off street car parking is available.

Accommodation

1,000 sq.ft. - (92.9 Sq.M)

Asking Rent

£10,000 per annum plus VAT.

Business Rates

The unit may benefit from Small Business Rates Relief. Interested parties are to make their own enquiries to the local authority in this regard.

EPC

Available on Request.

VAT

Will be charged at the prevailing rate.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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Date of Preparation

24 June 2024