

MANCHESTER

OFFICE/COMMERCIAL UNIT TO LET

The Studio, Second Avenue, Trafford Park,
M17 1DF

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Accommodation

The premises provide the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	2,326	216.1

Business Rates

Rateable Value (2023): **£25,750**

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

Service Charge

Details on request.

VAT and Costs

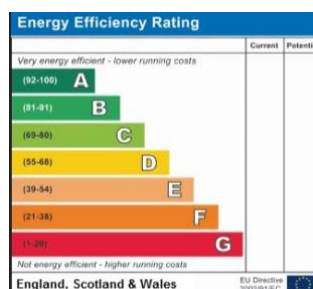
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



Location and Description

The premises are located in Trafford Park, one of the UK's largest industrial estates. The premises front Second Avenue in the heart of Trafford Park. The Studio is a completely self-contained ground floor unit that sits next to the main School House and offers the incoming tenant a great opportunity to create a space that is truly theirs. This unit comes with 8 parking spaces, plus there is the opportunity for the unit to be split into 2 smaller units of c. 1,100 sqft.

Lease Details and Rent

The premises are subject to re-development proposals and are available on a new effective FRI lease.

Rent – On Application

Virtual Viewing

<https://youtu.be/UZeU6bs5QLc>

Matterport

<https://my.matterport.com/show/?m=TyRPT7iPGN9>

All Enquiries

Jonathan Thompson
jt@ltlproperty.com
0161 260 0062

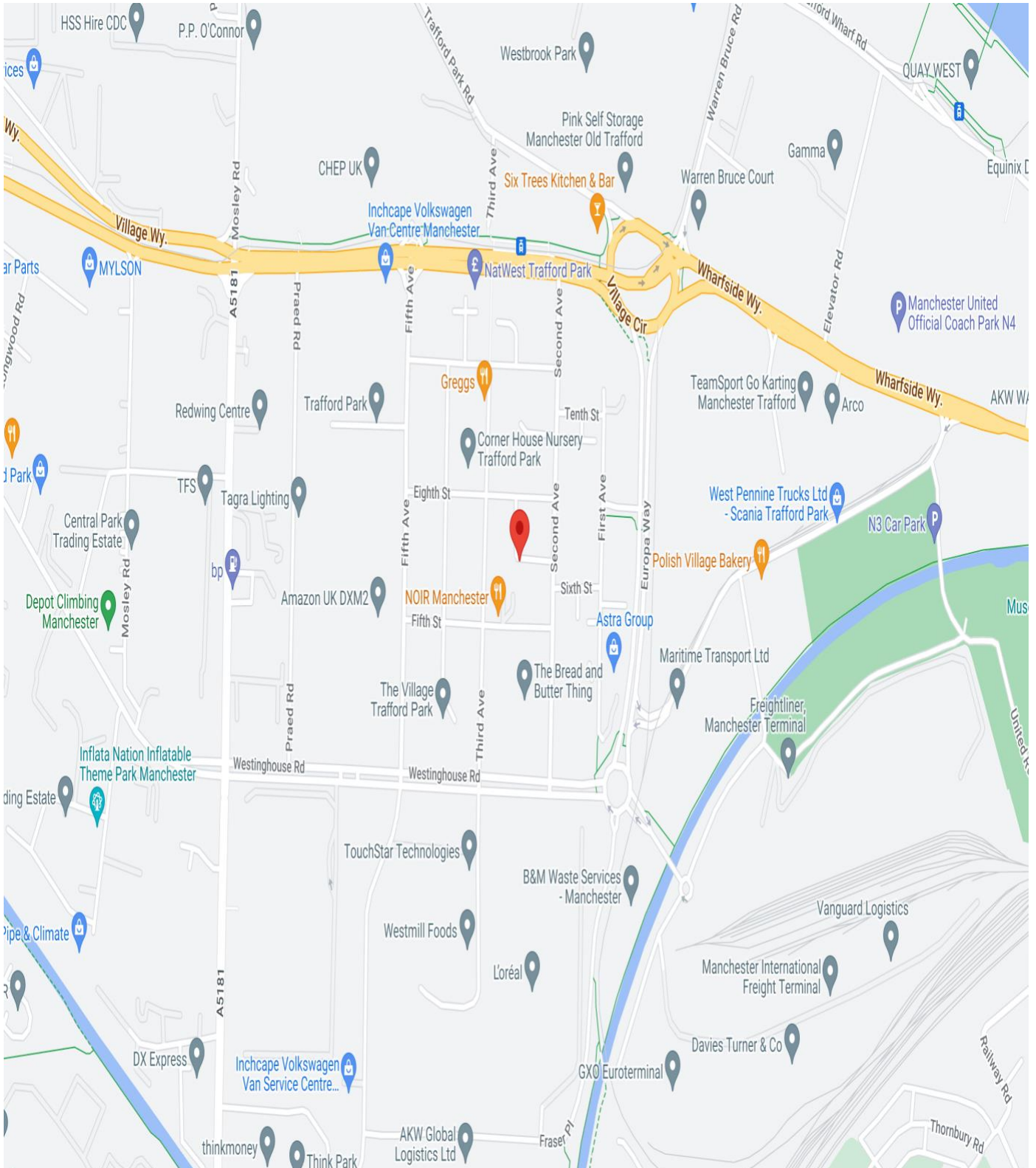
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The School Annexe, Trafford Park, M17 1DF

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February 2024. Subject to Contract.

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