



TO LET - **UNIT 14** - 1,704 SQ FT

STORAGE UNIT WITH HIGH QUALITY OFFICES OVER GROUND AND FIRST FLOOR

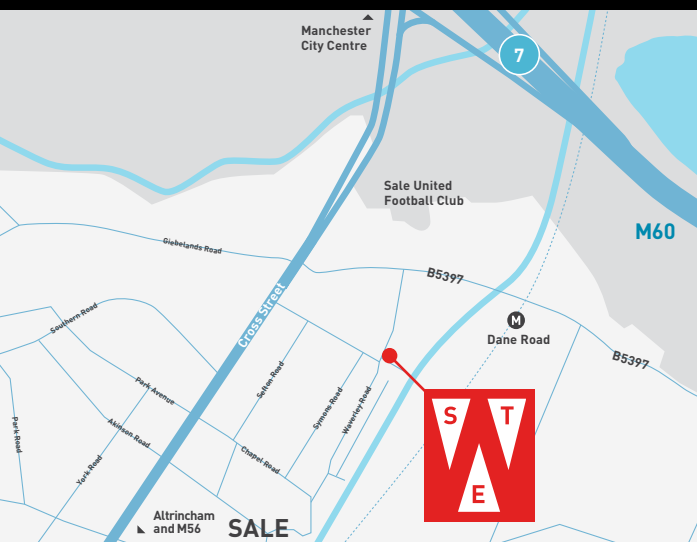
PROPERTY OVERVIEW

Unit 14, Sale Trading Estate comprises a two-storey refurbished office extending to approximately 1,704 sq ft (158.3 sq m).

The property offers a flexible working environment with a combination of open-plan offices, private office suites and ancillary storage, making it suitable for a range of commercial occupiers.

SPECIFICATION

- **1,704 sq ft (65.4 sq m)** unit
- Refurbished two-storey office building
- Reception area
- Open-plan and private office suites
- Suspended ceilings with LED lighting
- Central heating throughout
- uPVC double glazed windows
- Internal security shutters to selected offices
- Extensive perimeter power and data points
- Kitchen / staff room
- Male WC facilities
- On-site parking
- Flexible accommodation suitable for a variety of business uses



LOCATION

Sale Trading Estate occupies a well-established commercial location on **Waverley Road, Sale**, providing excellent access to Manchester, Trafford Park and the wider motorway network. The property benefits from a highly accessible position within one of South Manchester's established business locations, making it ideal for a wide variety of office, workshop and commercial occupiers.

ACCOMMODATION

Description	Size
Ground Floor	852 sq ft
First Floor	852 sq ft

PARKING

A communal car park is situated to the front of the property, with on-site parking available for occupiers and visitors.

TERMS

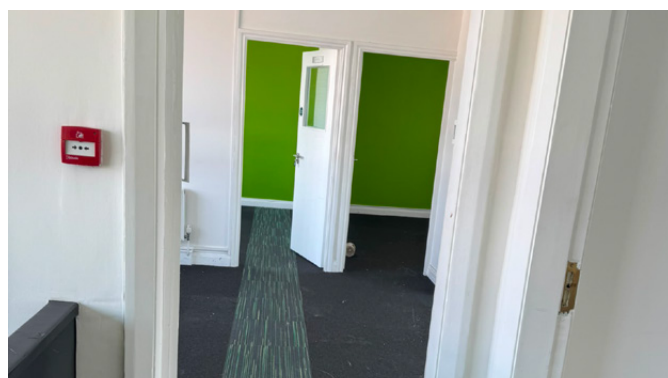
The property is available by way of a new **Full Repairing and Insuring lease** for a term to be agreed.

RENT

Rental information is available upon application.

VAT

All figures quoted are exclusive of VAT, which will be payable where applicable.



EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

In accordance with regulations ID checks will be carried out on tenants where required.

VIEWING

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