

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

TO LET

**NEWLY REFURBISHED
SELF CONTAINED OFFICE SUITE
794 SQ/FT WITH ONSITE PARKING**



**VICTORIA HOUSE, 37 ANSON ROAD,
VICTORIA PARK, MANCHESTER, M14 5DA**

Whilst every effort has been made to ensure these particulars are correct they are set out as a general guide only and do not constitute any part of an offer or contract. Fraser Commercial Limited do not warrant the information and any intending purchaser or tenant should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of each of them.

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LOCATION

The property is located on the eastern side of Anson Road (A34) opposite the junction with Denison Road in the Victoria Park area of Manchester. Manchester University and Manchester MRI Hospital are approx 1 mile north of the subject property and all of the usual transport links and facilities are readily available.

DESCRIPTION

The property comprises a newly refurbished self contained second floor office suite with its own toilet & kitchen facilities. The suite is particularly light and airy. It is separately metered for electricity and does have wall mounted electric panel heaters. There is a manned reception and board room that can be used on the ground floor. There is an onsite car parking area.

ACCOMMODATION

Office	66.61sq/m	716 sq/ft
Stores	3.78	41 sq/ft
Kitchen	3.44 sq/m	37 sq/ft
WC	(Not measured)	
Total:	73.83 sq/m	794 sq/ft

LEASE TERMS

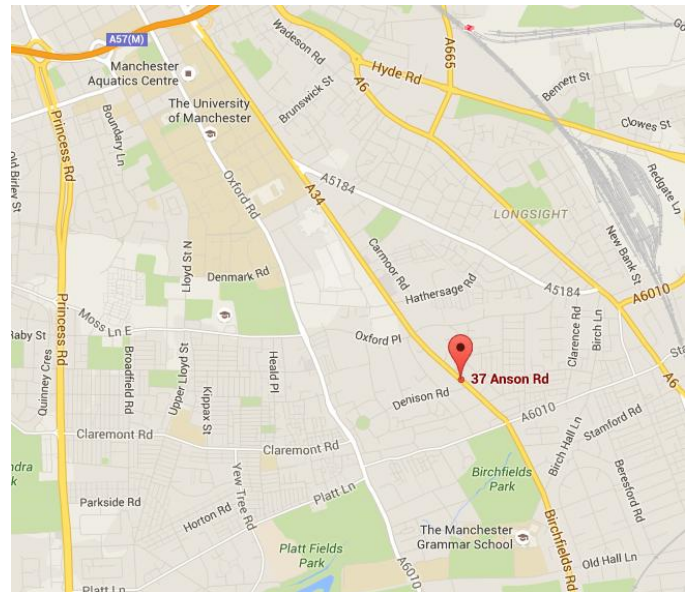
The suite is available on effectively fully repairing and insuring terms at a rental of £12,000pa

BUSINESS RATES

Not currently assessed. Awaiting assessment

FLOOR PLANS

Available on request



EPC

Available on application

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS

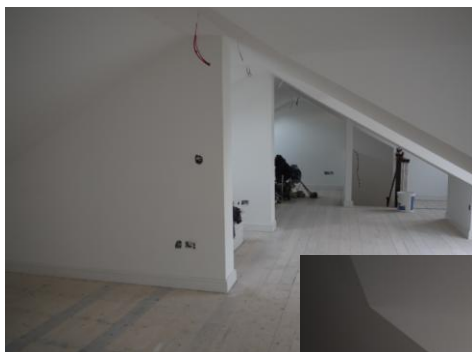
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Preparation of details 16 Feb 2016



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