

To Let

**Young
&co**
PROPERTY
CONSULTANTS
LIMITED

HIGH QUALITY OFFICE(S)

**Units GF3/FF12, The Quad,
Atherleigh Business Park, Atherton,
Manchester M46 0SY**



□ c 2,090 sq ft
(194 sq m)
gross internal area

Self-contained office predominately open plan but fitted out with meeting rooms, kitchen, and toilets.

- Available as a whole or as two separate offices.
- Flexible and competitive lease terms (on application)
- Comfort cooling/heating throughout

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Description

The offices are on the ground and first floor, with separate access at each level and have been fitted out and designed to provide a first class working office environment, in line with the demands of today's occupier and to meet the requirements of the Disability Discrimination Act.

They comprise 2 self-contained offices, available separately or can be combined to provide a gross internal area of c 2,090 sq ft.

- Comfort cooling/heating throughout
- Suspended ceilings
- Perimeter trunking
- Low maintenance design
- Kitchen area and toilets
- Disabled WC facilities
- Separate shower facilities
- A communal 8 person lift
- Allocated parking

Location

The offices are located off Gibfield Park Avenue (M46 0SY) within The Quad on Atherleigh Business Park, a prime position within Gibfield Park. The Quad is ideally located for Bolton/Wigan and Manchester City Centre. It offers easy access to the national motorway network, via the M61 which links to the M60 Manchester orbital motorway and the M6 via the A580.

Accommodation

	sq ft	sq m
GROSS AREA	2,090	194
GF 3 - Ground Floor	1,045	97
FF 12 - First Floor	1,045	97

Floor Plans

Layout plans/other information is available on request.

Terms

The premises are available on flexible and competitive lease terms which will depend upon the length of lease, the area taken and the covenant strength of the ingoing tenant.

Service Charge

A service charge will be levied to recoup for the general maintenance of the development/common areas/refuse collection etc. The amount will depend upon whether the property is let as a whole or is let as separate offices.

VAT

VAT will be charged at the prevailing rate.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Rates

The property is currently assessed as a single office. There might be small business rates relief. Interested parties should check by researching the VOA website.

EPC

An EPC is available upon request.

Viewing

Strictly by appointment with the sole agents.



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