



Bowcliffe

OFFICES TO LET

2,600sq ft - 20,385sq ft
(242sqm - 1,894sqm)



123 CLARENCE ROAD
LONGSIGHT
MANCHESTER
M13 0ZL

LOCATION

The property is situated on Clarence Road in Longsight, and is easily accessible from both the A34 and A6.

The knowledge corridor is less than 1 mile away, UMIST/Manchester University/Manchester Royal Infirmary.

DESCRIPTION

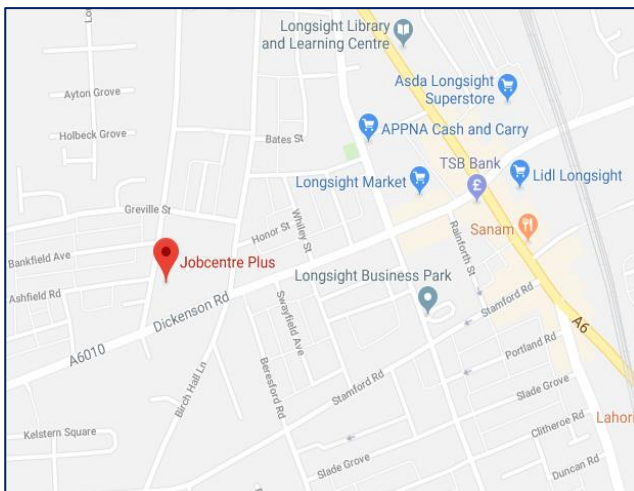
The property provides well configured office accommodation over ground and two upper floors which are capable of subdivision.

The site is secure and provides 31 parking spaces.

Suites from 2,600sq ft can be made available.

LEASE TERMS

The premises are available to let by way of a new effectively full repairing and insuring lease on flexible terms.



RENT

£10psf

RATES

The building has a rateable value of £143,000 as a whole.

Rates payable are therefore approximately £68,640pax.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

All enquiries should be via the agents, Bowcliffe. For further information or to make arrangements to view, please contact:

Bowcliffe (Tel: 0113 245 2452)

Contact: Jeff Robertson

jr@bowcliffellp.com

Or alternatively contact our joint agents, Lambert Smith Hampton on 0161 242 7036 (Andrew Gardiner – agardiner@lsh.co.uk).

THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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