

THE STABLES

3



3 The Stables is an attractive Grade II Listed two storey office building, constructed in the late 1800's. The building was comprehensively refurbished in 2021 and benefits from modern and contemporary fixtures and fittings, whilst retaining many of the original features.

The building is situated in East Didsbury adjacent to the popular Parris Wood Entertainment Centre and between the Travelodge Hotel and Cineworld.



2,747 sq ft.

Specification includes data cabling, air conditioning, ground floor fitted kitchen, meeting rooms and car parking.

Ground floor is partly let and income producing.

At a
GLANCE



Located behind the popular Parrs Wood Entertainment Complex:

Accessed via Wilmslow Road. The location benefits from excellent transport links with the A34 providing access into Manchester City, M56 and M60.

East Didsbury Metrolink Station is a short walk from the offices, offering regular services to Manchester City Centre, Manchester Airport and surrounding neighbourhood towns. There is a host of amenity in the immediate vicinity including; Tesco, Costa Coffee, Nuffield Health & Fitness, as well as a number of restaurants.

LOCATION



The

NEIGHBORHOOD



FIND US

3 The Stables
Wilmslow Road
East Didsbury
M20 5PG



Grade II Listed

Air Conditioning

Meeting Rooms

Data Cabling

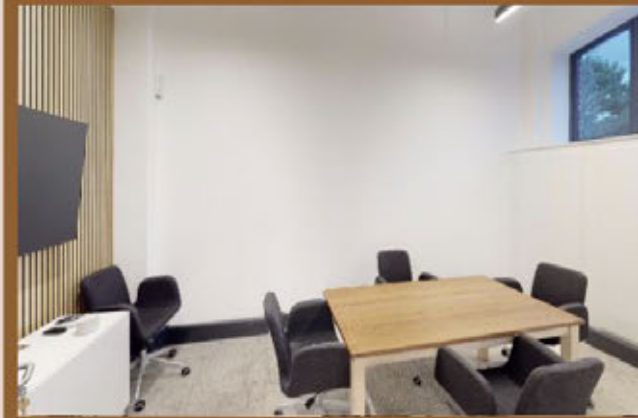
Ground Floor Kitchen

First Floor Kitchenette

High Quality Finishes

12 Car Parking Spaces

Part Income Producing
(Ground Floor Suite)



SPECIFICATION

AML REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

TENURE

The property is held on a long leasehold interest for a term of 144 years from 2008.

Freehold Title number MAN140397

VAT

This property is not VAT elected.

BUSINESS RATES

The tenant will be responsible for the payment of the business rates levied on the accommodation.

The Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT.

CONTACT

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TERMS