



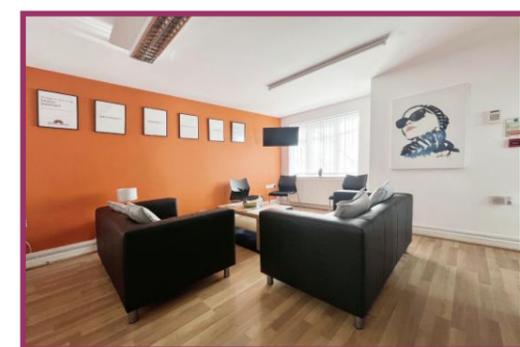
Independent Estate Agents
Cardwells Est. 1982

www.cardwells.co.uk

**MORPETH STREET, SWINTON
 M27 5QW**



- Modern detached office building
- Circa 1,480sq ft over two levels
- Driveway parking to the front
- Gated parking to the rear / gardens
- 3 grd flr offices reception rooms
- Ideal for East Lancs, Manchester, Salford
- Gas CH, UPVC DG, EPC rating of C
- Available May 2024



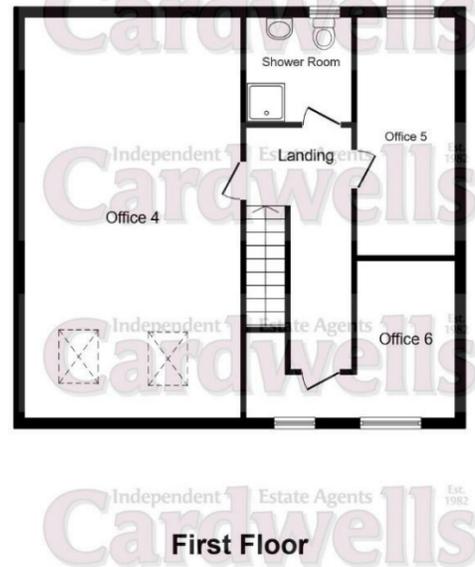
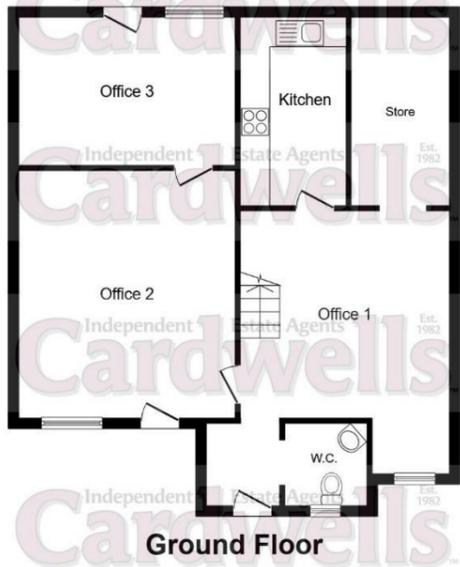
£1,500 PCM

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Incorporating: Wright Dickson & Catlow, WDC Estates
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A fabulous opportunity to rent this modern detached office premises boasting accommodation over two levels of approximately 1,480 ft.² and with private driveway parking to the front and perhaps additional gated parking to the rear of the property. Situated just off Folly Lane and close to the Worsley Road and East Lancashire Road junction, there is easy access to the motorway networks, Worsley, Swinton, Bolton, Salford and of course Manchester City Centre. Warmed by gas central heating, this wonderful commercial property briefly comprises: Upvc entrance door, hallway with cloaks WC off, three ground floor offices with a separate kitchen and an additional storage room, landing giving access to a further three offices and an upstairs shower room. To the outside is a front driveway for two cars and to the rear is a large outdoor area accessed via double timber gates providing additional off road parking if required or easy maintenance space for colleagues or customers to relax. We are advised that the cost of drawing up the lease will be split between the landlord and tenants and that said lease will be drawn up by an independent solicitor. Available from around May 2024 viewings are strictly by appointment via Cardwells Letting Agents Manchester on 01617943434 or via email at lettings@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Credit checks Fee: If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Plot Size Cardwells Letting Agents Swinton pre market research indicates that the plot size is 0.06 of acre.

Approximate floor area The approximate square footage is around 1,480 ft.²

Flood risk information Cardwells Letting Agents Swinton pre market research indicates that the property is in an area termed as having a Very Low risk of flooding.

Tenure Cardwells Letting Agents Swinton pre market research indicates that the property is of a freehold tenure.

Conservation Area Cardwells Letting Agents Swinton pre market research indicates that the property is not in a conservation area.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Swinton on 01617943434, emailing; lettings@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Thinking of selling or letting? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

