

Belview



Universal Building, Ground Floor Unit, Higher Ardwick, M12

£750 PCM

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Located in the Universal Building on Higher Ardwick, this 1,415.5 sq ft (131.5 sq m) ground-floor unit is ideal for office space, light industrial work, storage, or operational setups.

Key Features:

Spacious Layout: L-shaped unit offering adaptable workspaces.

Amenities: Three toilet cubicles, kitchen area, and a private room with lino flooring.

Parking: One allocated parking space included.

Security: 24/7 on-site security and CCTV surveillance.

Prime Location:

Manchester Piccadilly Station – 0.7 miles away (15-minute walk).

Ardwick Railway Station – 150 metres away.

Frequent Bus Routes – 192, 201, 202, 203, 205 (within 5 minutes).

City Centre Proximity – Just over 1 km from Manchester City Centre.

On-Site Amenities:

Café & Takeaway – Ideal for quick lunches and informal meetings.

24/7 Security & CCTV – Ensuring a safe working environment.

Terms:

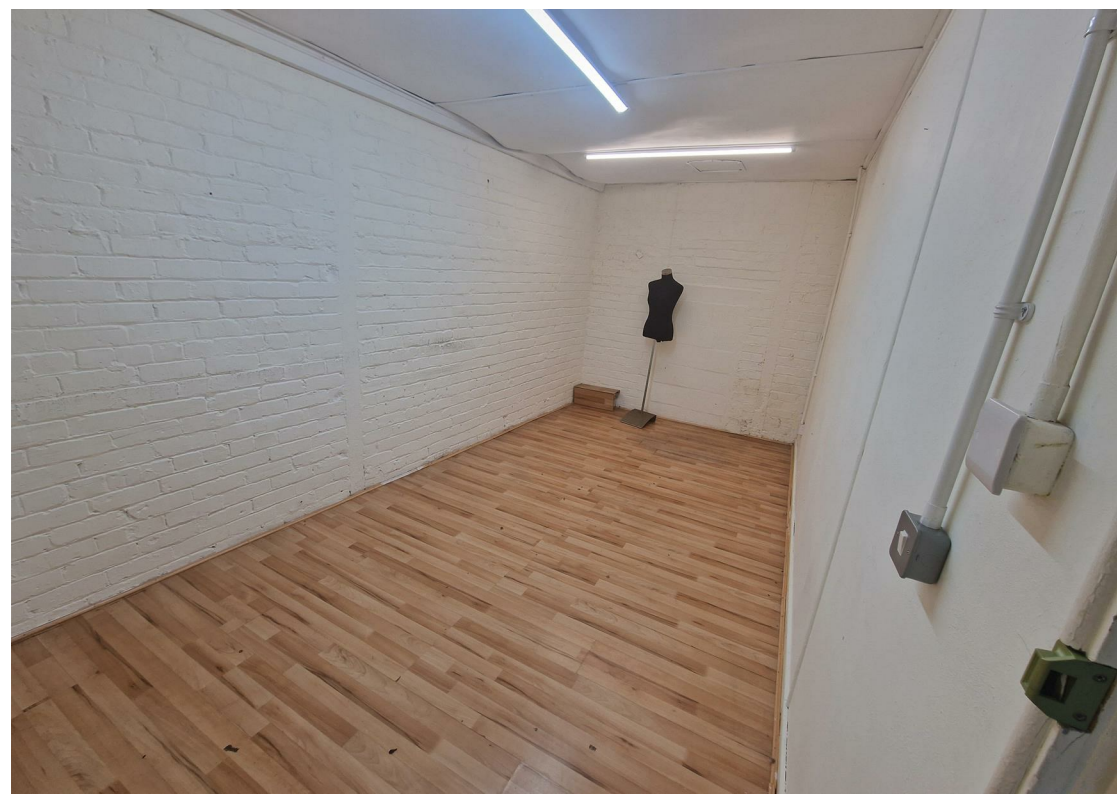
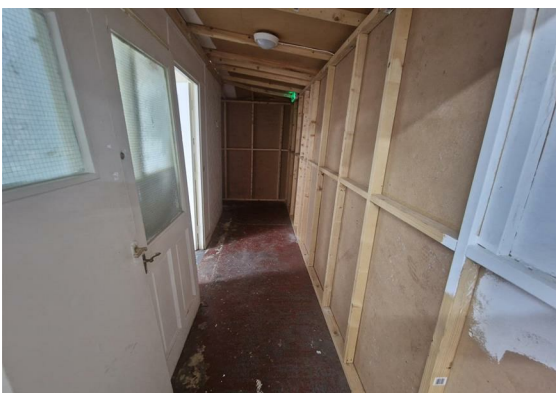
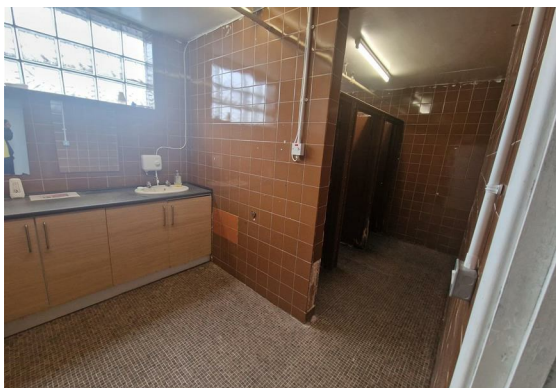
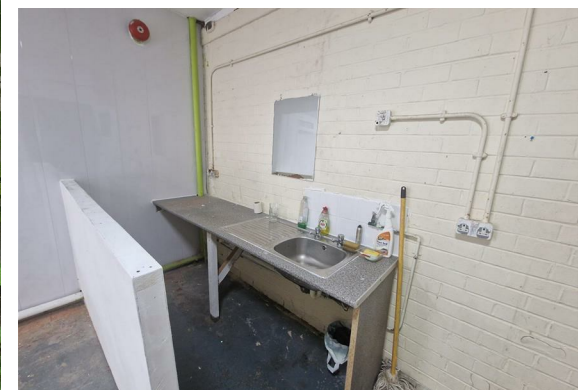
Rent: £750 per calendar month (pcm).

Deposit: Two months' rent upfront + first month's rent.

Service Charge & Building Insurance: Additional costs apply.

Utilities & Business Rates: Tenant responsibility.

For enquiries or to arrange a viewing, contact Belview.





Floor Plan



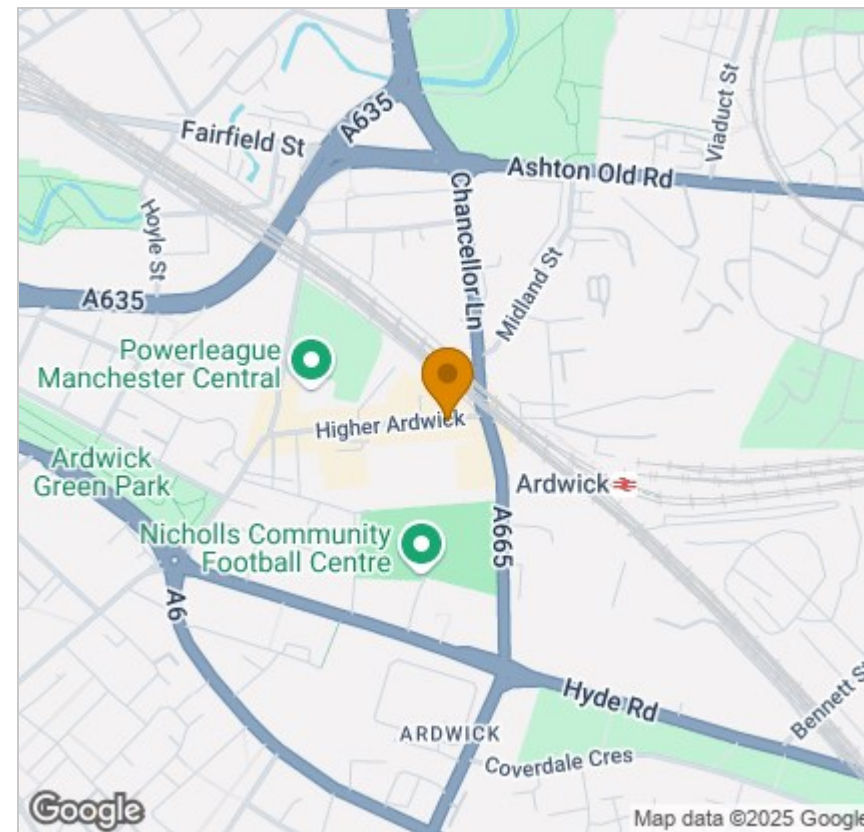
Viewing

Please contact our Manchester Office on 0161 296 8655 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

