

# Flexible Space Eden Square Urmston



Flexible Space, Eden Square Shopping Centre Urmston M41 0NA

**Former Managers Office - To Let**

**Contact:**  
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## Location

Urmston is an affluent Manchester suburb that lies to the South West of Manchester City Centre and benefits from direct links to the M60 and national motorway network. Eden Square is anchored by a 52,000sq ft Sainsbury's and Argos with other national retailers including:

**Aldi, Boots, Iceland, Greggs, Costa Coffee Card Factory, Loungers and Anytime Fitness.**

The centre has a 486 space car park with free parking for 3 hours, plus a 22,000 sq ft library and 76 fully occupied residential apartments.

## Description

The property is centrally located on the first floor deck of the carpark adjacent to the lifts, providing easy access by car or on foot. Suitable for a variety of uses including treatment room/nail bar/small office/Taxi Service etc subject to Planning. With shared reception area, kitchen and toilet facilities.

## Rent

**£12,500** per annum exclusive

01865 595143

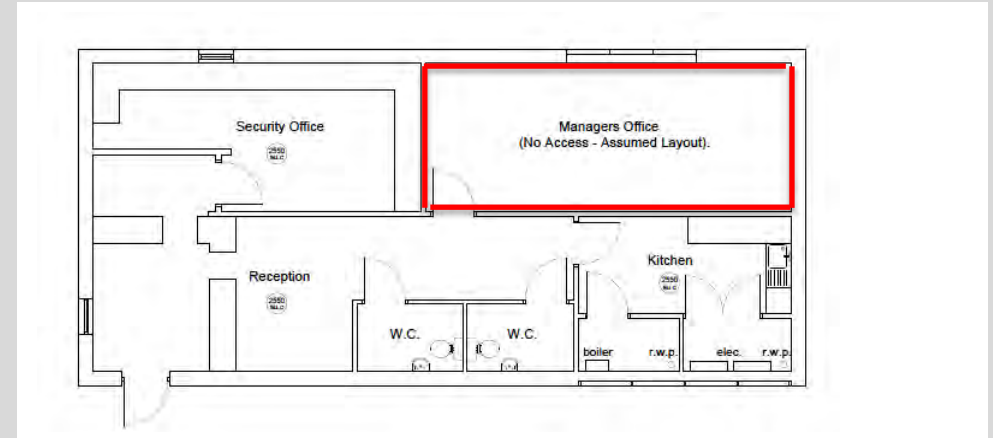
[www.jrbtcommercialproperty.co.uk](http://www.jrbtcommercialproperty.co.uk)



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## Accommodation

The accommodation will afford the following approximate floor area:

:  
First Floor                      350 sq ft    32.52sqm

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Tenure

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

## Security of Tenure

The lease will be granted outside of the Landlord and Tenant Act 1954 (part 2).

## Rating

Rateable Value:                      To be assessed

Eligible businesses will get 100% rates relief until 30/6 followed by 66% relief to 31/3/22

## Services

The property is connected to mains electricity, water and drainage, however, these have not been tested by the agents.

## Service Charge

To be confirmed.

## EPC

EPC Rating. Available on request.

## VAT

All figures quoted are exclusive of VAT, where chargeable.

## Viewing

Viewing is strictly by appointment via joint agents

JRBT Commercial Property Ltd  
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**SUBJECT TO CONTRACT**

**July 2021**

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