

£2,150 Per Month

3567.00 sq ft

16, Hilton Square Pendlebury, Manchester M27 4DB

Summary

Amco Commercial are delighted to offer the whole first floor of 16 Hilton Square, Pendlebury: about 3,567 sq ft of office space for a single occupier. Taking the full floor gives a business plenty of room, its own space and the freedom to set it up as it needs, all within easy reach of Swinton, Salford and Manchester city centre.

The floor is reached by its own staircase from a shared entrance lobby on the ground floor. A second staircase serves as a dedicated fire escape for the first floor, leading out to the yard.

At the centre of the floor is a large open-plan office, with nine private offices of different sizes around it. Most have glazed partitions with built-in blinds, so the floor stays light and connected but can be private when needed. There are suspended ceilings, air conditioning, floor boxes and perimeter trunking throughout, plus extensive built-in storage cupboards. A kitchen, WC, two store rooms and an electrical cupboard complete the accommodation.

The layout already suits a business that needs a mix of team space, management offices and meeting rooms, so an incoming occupier can move in with little or no fit-out. New LED panel lighting is being installed across the floor, and the landlord can offer refurbishment incentives. The tenant may also be able to sublet part of the floor or individual offices, with the landlord's approval of each subtenant. That gives flexibility to bring in income from any space the business doesn't need.

Key Features

Enquiries & Viewings

For further information or to arrange a viewing of this property, please contact our office:
0161 773 3978
info@amcocommercial.co.uk

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.

