

**GAVINBLACK**  
— & PARTNERS —



**Chartered Surveyors**

184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ  
Tel. No. 0191 230 2777  
Fax. No. 0191 232 7374

**'FOR SALE'/'TO LET'  
SELF CONTAINED OFFICES  
GROUND AND FIRST FLOOR  
6,036 SQ FT**

**AVOCADO COURT  
COMMERCE WAY  
OFF WESTINGHOUSE ROAD  
TRAFFORD PARK  
MANCHESTER M17 1HW**



## **Situation**

The premises are situated on the sought after Avocado Court development off Westinghouse Road, Trafford Park, Manchester.

## **Location**

Access to the M60 Junction 9 and 10 is within approximately one mile of the unit which also is close to the M602 motorway.

Trafford Park has the benefit of extensive amenities such as Banks, Sandwich Shops, Newsagent and a Post Office and lies within three miles of Manchester City Centre and eight miles from Manchester Airport.

The Park is well served by local transport facilities.

## **Description**

Unit 1 Avocado Court is a modern detached two storey office building with brick and glazed elevations.

The premises have sealed double glazed window units, suspended ceilings and recessed lighting and carpeted throughout.

Male and Female WC facilities are on the ground and first floor and access is gained by way of a reception area and entrance hall to the ground floor.

The premises have the benefit of 26 on-site parking spaces.

The premises have the benefit of a security system.

## **Accommodation – Floor Areas**

The property has been measured in accordance with the RICS code and measuring practice on a net internal area basis:

Ground Floor	3,234 sq ft	:	300.43 m <sup>2</sup>
First Floor	3,028 sq ft	:	281.30 m <sup>2</sup>
<b>Total</b>	<b>6,262 sq ft</b>	:	<b>581.71 m<sup>2</sup></b>

## **Tenure**

The premises are available 'To Let' by way of a full repairing and insuring Lease, alternative our clients would be prepared to sell the Freehold interest.

## **Rent/Price**

Available upon application

### **VAT**

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

### **Rateable Value**

The premises are entered into the 2010 Rating List as offices and premises at a rateable value of £80,500

The current rate is 43.3p in the £.

### **EPC**

A copy of the Energy Performance Certificates are available upon request.

### **Legal Costs**

Each party to bear their own legal costs incurred in the transaction, all figures quoted are exclusive of VAT but may liable to VAT at the prevailing rate.

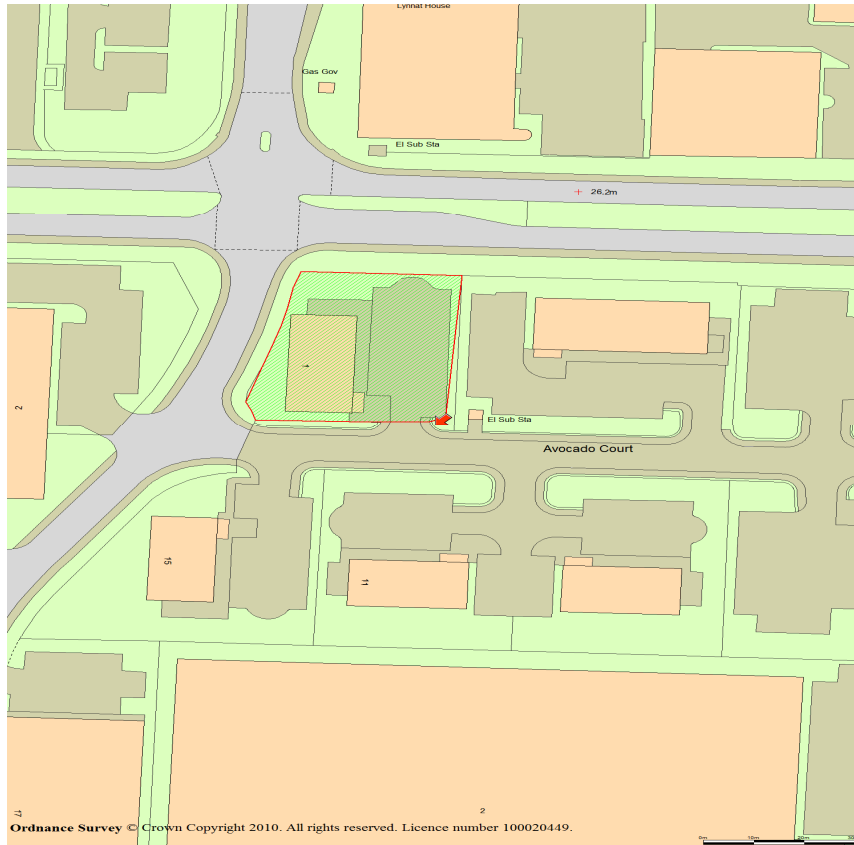
### **Viewing**

Strictly by appointment through sole agents Gavin Black & Partners:-

Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ  
Tel:- 0191 230 2777  
Fax:- 0191 232 7374

Mr G Black  
Mobile:- 07712 868 655  
Email:- [gavin@gavinblack.co.uk](mailto:gavin@gavinblack.co.uk)

Mr C Pearson  
Mobile:- 0783 432 8678  
Email:- [chris@gavinblack.co.uk](mailto:chris@gavinblack.co.uk)



Disclaimer: These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement as inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.