



MISTORIA
ESTATE AGENTS



1 Bridgewater Road Manchester

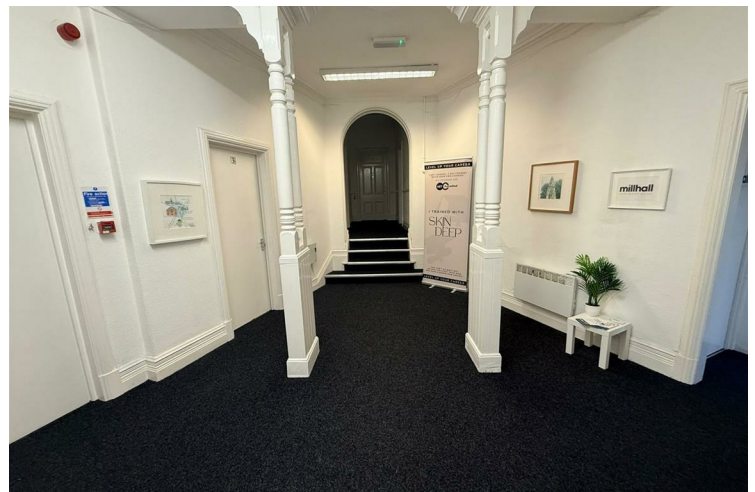
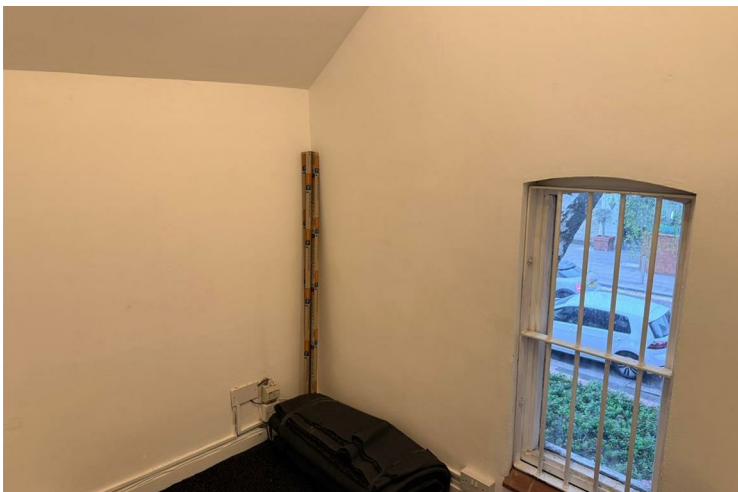
£175 PCM

Nestled on Bridgewater Road in Walkden, this modern office space presents an excellent opportunity for a starter office or for a sole trader seeking a professional environment. The property features a well-appointed reception room and a bathroom, providing essential amenities for daily operations.

One of the standout qualities of this office is its prime location. Situated close to various amenities, it offers convenience for both you and your clients. Whether you require access to shops, cafes, or transport links, everything you need is within easy reach, making it an ideal setting for your business.

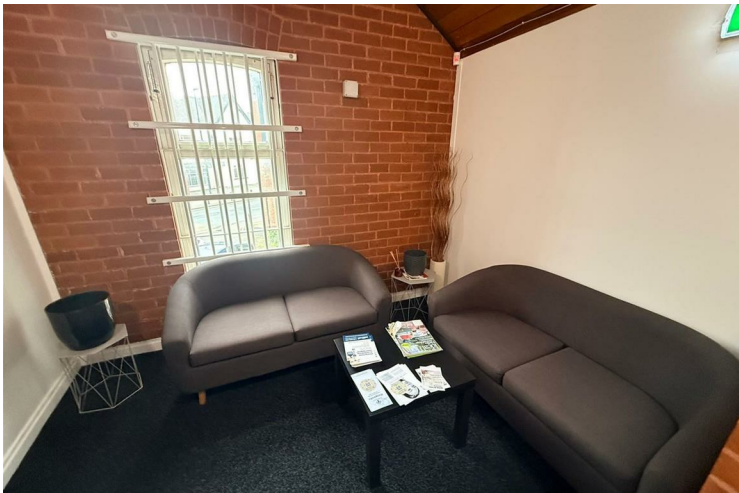
Additionally, the inclusion of bills in the rental agreement simplifies your financial planning, allowing you to focus on what truly matters—growing your business. This office space is not just a place to work; it is a stepping stone towards your professional aspirations.

If you are looking for a modern, well-located office that caters to the needs of a sole trader or a small business, this property on Bridgewater Road is certainly worth considering. Embrace the opportunity to establish your business in a vibrant area that supports your ambitions.




Full Description

A great little starter office for a new company or sole trader.
Situated in a purpose built office building.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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