



## 902 STOCKPORT ROAD MANCHESTER, M19 3AD

£1,500

### PRIME LOCATION - COMMERCIAL OFFICE FOR RENT

Situated in a highly prominent position along Stockport Road, this spacious commercial premises offers an excellent opportunity for a variety of business uses. Currently operating as a professional office space, the property benefits from strong visibility and consistent footfall, making it ideal for customer-facing businesses seeking a prime trading location.

Internally, the premises extends to approximately 1,100 sq ft, featuring a large open-plan office area, a private rear office, and an additional meeting room, providing flexibility for different working arrangements. The space is further complemented by a kitchenette, as well as a W/C with sink facilities.

The property is superbly connected, with regular bus routes running directly along Stockport Road, providing easy access into Manchester City Centre and surrounding areas. Nearby train stations such as Levenshulme and Mauldeth Road offer convenient rail links, while the A6 provides direct road connections for commuters and clients alike.





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