

To Let
£14,500 p.a. exclusive



New access door to be created here



Immaculate Open-Plan First Floor Studio Offices

1,110 SQ FT (103.12 SQ M) - MAY SUIT A RANGE OF OCCUPIERS (SUBJECT TO PLANNING)

📍 FIRST FLOOR 89-91 WALKDEN ROAD, WALKDEN, MANCHESTER, M28 7BQ

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent building located close to Walkden Town Centre
- Excellent transport links via A580 and M60 (Junctions 14 & 15)
- Within 100 metres of Walkden Railway Station (direct services to Manchester & Wigan)
- Superb, self-contained open-plan first floor studio office
- New separate access to be installed leading to the first floor
- Modern rendered façade offering a professional and modern appearance
- High-quality internal specification including air-conditioning and LED lighting
- Glazed partitioning for meeting rooms and private offices
- High quality kitchen & staff welfare facilities
- May suit office, or hair & personal care uses (beauty, aesthetics, etc)
- New lease available from June 2026
- Rental: £14,500 per annum exclusive



LOCATION

The subject property occupies a convenient position close to Walkden town centre, offering a range of nearby retail, leisure and local amenities. It is located less than one mile north of the A580 and benefits from strong public transport links, with Walkden railway station situated within 100 metres, providing direct rail services to Manchester, Wigan and other surrounding towns.

Walkden itself is a well-connected suburban town situated approximately six miles north-west of Manchester city centre and around five miles south of Bolton town centre. The area benefits from excellent road communications, lying within close proximity to the East Lancashire Road (A580) - a major arterial route linking Manchester and Liverpool - as well as Junctions 14 and 15 of the M60 motorway, providing convenient access to the wider Greater Manchester motorway network and beyond.

DESCRIPTION

The property comprises an extended end-of-terrace two-storey commercial building constructed using a combination of solid and cavity brickwork to the main elevations, all set beneath pitched roofs finished in both natural slate and concrete tiles. The frontage has been cement rendered, providing a modern, uniform external appearance.

The available accommodation is situated at first floor level and comprises superb, self-contained studio offices, extending to approximately 103.12 sq m (1,110 sq ft). A new pedestrian entrance is to be installed providing separate access to the first floor.

The office benefits from being open-plan, including contract-quality carpet tiled flooring, while the wall surfaces are primarily plaster painted. Well-appointed kitchen and staff welfare facilities are also provided. There are 2 x private meeting rooms.

The property is equipped with premium Quooker taps and an air conditioning system, providing both heating and cooling throughout. The accommodation is available fully furnished.

The accommodation may suit a range of uses, including office, or personal care uses, including hair & beauty, aesthetics, etc.

See Floor Plan below.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
First Floor	103.12	1,110

SERVICES

We understand that all mains services are available to the property, including electricity, water and drainage. The property also benefits from air conditioning to various parts of the accommodation.

Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Internal Repairing and Insuring lease for a term of years to be agreed. Available from June 2026.

Rental: £14,500 per annum/£1,208 per calendar month.

The rent is exclusive of utilities, insurance and business rates (if applicable).

VAT

VAT is applicable and will be charged at the prevailing rate.

USE

E-class - commercial, business and service.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of B(45). The certificate is valid until 30th September 2035. A full copy of the Report is available upon request.

BUSINESS RATES

The accommodation will need to be reassessed by the District Valuer for Business Rates purposes on occupation. **Interested parties are advised to make their own enquiries with Salford City Council to clarify the rates payable.**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Daniel Westwell | Director

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