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ON BEHALF OF A HOUSING ASSOCIATION

# Rivers Office, Albert Place, Whitefield, Manchester M45 8NE

GUIDE PRICE **£85,000–£95,000\***

VACANT COMMERCIAL

## Description

A gated two storey detached office building approximately 1484sq ft. The property benefits from double glazing, central heating, steel roller shutters, security alarm with parking for approximately 12 vehicles and an enclosed rear garden.

## Situated

Off Ribble Drive in the Whitefield area within close proximity to local amenities, schooling and transport links. Approximately 6 miles from Manchester city centre.

## Ground Floor

Reception Area, Disabled WC, Office 1 (6.0sq m/65sq ft), Office 2 (5.5sq m/59sq ft), Office 3 (26.1sq m/281sq ft), Meeting Room (18.0sq m/194sq ft), Kitchen (10.1sq m/109sq ft), WC. Total Ground Floor Net internal area (65.7sq m/109sq ft)

## Outside

Gated parking for approximately 12 vehicles and an enclosed rear garden.

## First Floor

Landing, Office 1 (59.3sq m/638sq ft), Office 2 (9.6sq m/103sq ft), WC, Server Room (3.3sq m/35sq ft), Shower room. Total First Floor net internal area (72.2sq m/777sqft)

