



To Let Purpose Built Security and Response Command Centre

1st And 2nd Floors, Hindsford House, Printshop Lane, Atherton, Manchester, Lancashire, M46 9BJ

1,700 - 3,400 ft² (157.93 - 315.86 m²)

- Purpose built ARC security and response room
- On site parking
- Additional administration office if required on the 1st floor
- Recently refurbished
- Secure site

Description

The opportunity is to lease An ARC Security and Response Room, located on the 2nd of a purpose built fortified command centre. The 2nd floor has been designed for real-time threat monitoring and incident response. There is also the opportunity to lease the first floor, to be used as administration offices and meeting rooms.

Built with reinforced, fire- and blast-resistant materials, it includes secure access, mantrap entry, and monitored CCTV. The room features a video wall, intrusion detection systems, and encrypted communications for operational command. Power is backed up by UPS and generators, with environmental controls for safety and comfort. There is also male and female W.C.s and a kitchen located on both floors. Along with a lift to all floors.

Located in a secure complex the property also offers up to 15 car parking spaces for both floors. Office specification include, LED lighting, perimeter trunking, climate control systems and carpeting throughout.

Location

The property is located off Printshop Lane, close to the junction with Tyldsley Road. It has good access to both Tyldsley Town Centre, Leigh and Atherton Town Centre, along with being a short distance from a Number of national retailers, including Iceland and McDonalds. It has good transport links with both the M61 at junction 4 and the A580 East Lancs Road, being accessed within 3 miles of the subject property. Therefore providing good access to both the regional and national motorway network.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides the following floor areas:

1st Floor	1,700 sq ft
2nd Floor	1,700 sq ft
Total	3,400 sq ft

The 2nd floor can be lease without the 1st floor, if the administration office is not required.

Rent and Lease Terms

To Lease 2nd and 1st floors £45,000 Per annum payable monthly in advance and exclusive of all other outgoings.

The property will be held on a full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E - Offices

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value 2nd Floor - £15,250

Rateable Value 1st Floor - £16,750

The tenant is responsible for the payment of Business Rates (100% relief available for small qualifying businesses)

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

Fletcher CRE for themselves and for the vendors or lessors of the property give notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser or tenant must satisfy, by inspection or otherwise, as to the condition of the premises and no warranty is given by the vendor, landlord, their agents or any person in the agent's employment. Comments in this description relating the location, suitability for any purpose, aesthetic attributes, functionality or existence of services and proximity to amenities to be regarded as the agent's opinion only and not a statement of fact. Sizes quoted are approximate and given as indication only.

