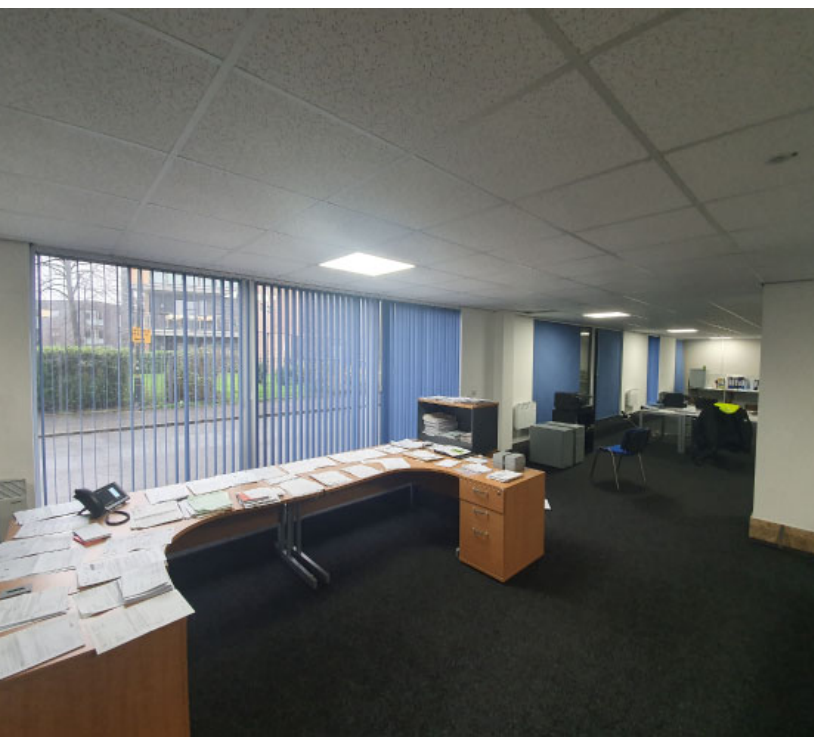




# AURA COURT

412 Stretford Road  
Manchester  
M15 4AE

**8,194  
SQ.FT**



- Office Investment
- Producing £98,834 p.a.
- Asset Management Opportunity
- Anchored by Government Tenant
- c. 55% Let
- Prominently Located
- Fibre Broadband
- Within 1 mile of City Centre

## Location

---

A prominently located building fronting Stretford Road (A5067) within 0.5 miles of the A57 and within 1 mile of Manchester City Centre

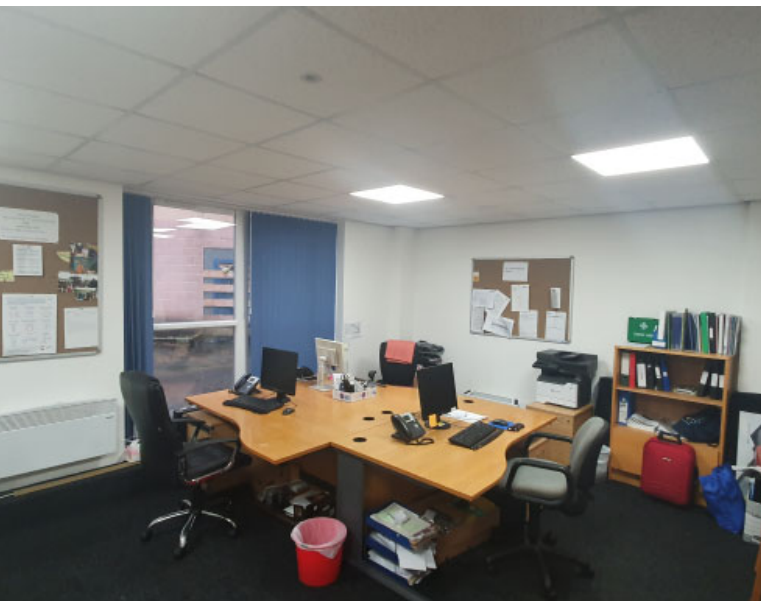
A57 - 0.5 miles

Manchester City Centre- 1 miles

Manchester Picadilly - 2.2 miles

Manchester Airport - 7.7 miles

Old Trafford - 1.5 miles



## Description

---

A 8,194 sq.ft. Multi Tenanted ground floor office investment. The property can be summarised as follows:

- Traditional Construction with block, glazed and clad elevations
- Operating as a multi tenanted office business centre
- c.40% of income secured against Government tenant
- c.55 % let providing the opportunity to significantly enhance overall income
- Communal Boardroom, Reception, kitchen and break out facilities
- Carpeted and tiled floor coverings throughout, LED Lighting and Double Glazed
- Security Roller Shutters, Security Key Code access and Security Alarm

## Services

All mains services available to the property. Electricity, water and drainage

## Rateable Value

For information on Rateable Value please visit [www.voa.gov.uk](http://www.voa.gov.uk)

## Price

Price on application

## EPC

Available on request.

## Tenure

Freehold

## Schedule of Tenancies

Black Health Agency	£41,602
Acute Biz	£4752
SUJA	£4200
Alpha physio	£2580
Star Care	£2640
EBEE	£12,960
Cooper LJ	£2400
Quasi Consult	£5700
Valley Vale	£22,000
TOTAL:	£98,834 p.a.

## VAT

All figures are quoted exclusive of but maybe subject to VAT

## Viewing

Contact sole agents MBRE  
Michael Blackshaw [mb@mbre.space](mailto:mb@mbre.space) 07792201467

### Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. December 2020.