



CITRUS
COMMERCIAL CIRCLE



Offices To Let - Mount Skip Lane, Little Hulton, Manchester, M38

£2,950 Per Month

- Self-contained office building
- Recently refurbished
- Private off-road parking for 7 vehicles
- Approx. 3,500 sq ft
- Kitchen facilities
- Convenient Greater Manchester location
- Ground and first floor accommodation
- WC facilities
- Good access to M60 and M61 motorway networks

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A well-presented self-contained office building extending to approximately 3,500 sq ft, located in the well-established area of Little Hulton, Greater Manchester.



The accommodation is arranged over ground and first floors, providing flexible office space suitable for a range of professional, administrative or service-based occupiers. The property has been recently refurbished, offering modern and ready-to-occupy workspace.

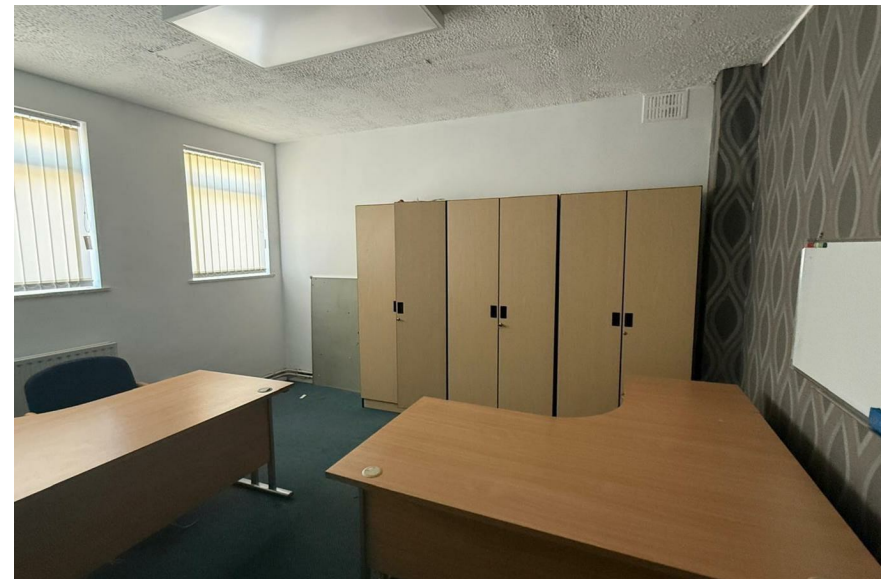
Internally, the premises include kitchen and WC facilities, providing practical staff amenities and a comfortable working environment.

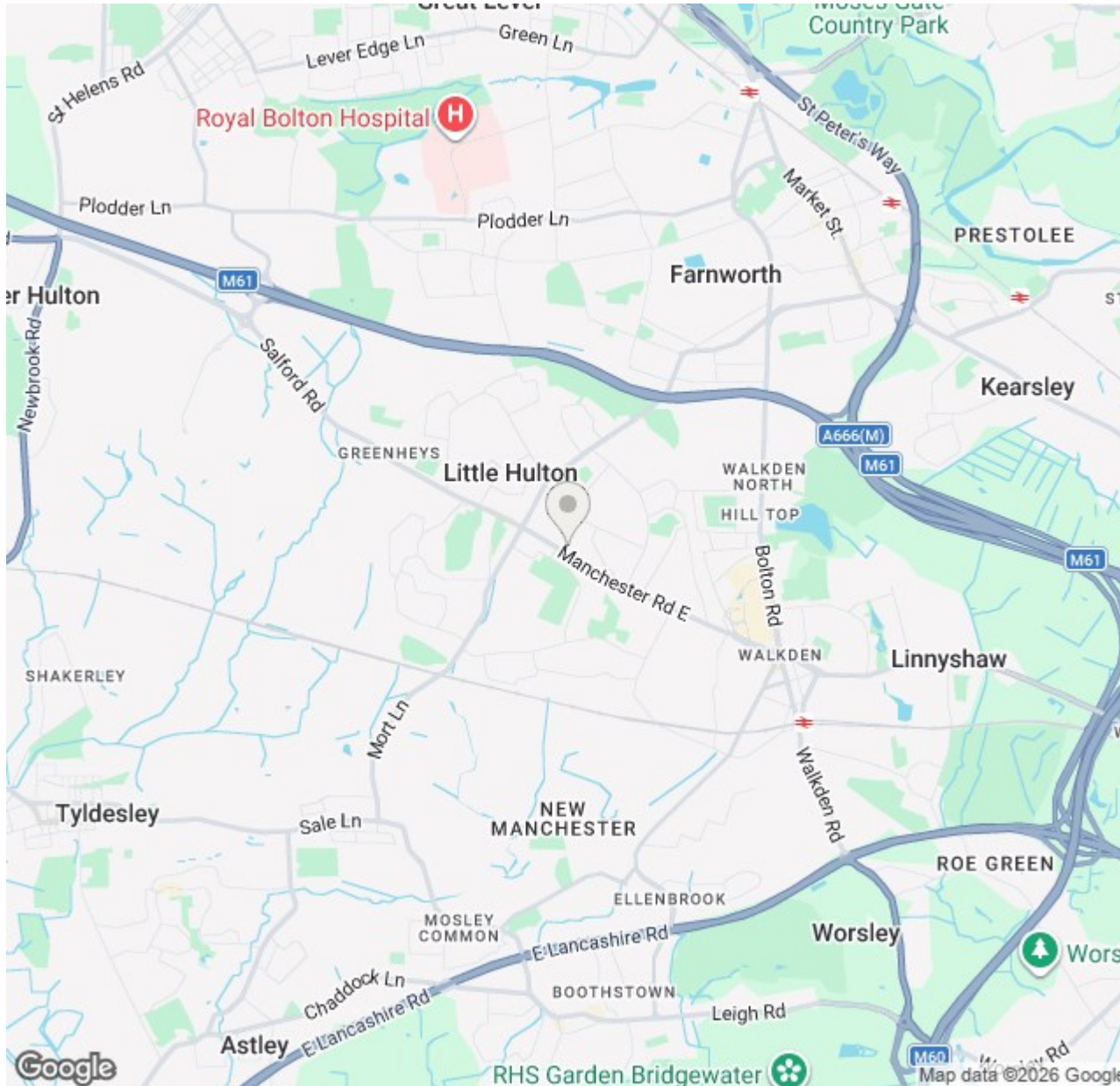
Externally, the property benefits from private off-road parking for up to seven vehicles, offering convenient parking for both staff and visiting clients.

Little Hulton is a popular suburban area within the City of Salford, located approximately 9 miles west of Manchester city centre. The area benefits from strong road connectivity, with convenient access to the M60 motorway, M61 motorway and A6, providing straightforward links across Greater Manchester and the wider North West.

The surrounding area offers a range of local amenities including retail, leisure and food outlets, together with regular public transport links connecting to Manchester, Salford and neighbouring towns.

This represents an excellent opportunity to secure self-contained office accommodation with dedicated parking in a convenient and well-connected Greater Manchester location.





Location

Little Hulton is a well-established commercial and residential area within the City of Salford, positioned approximately 9 miles west of Manchester city centre. The location benefits from excellent road connectivity via the M60, M61 and A580 East Lancashire Road, providing straightforward access throughout Greater Manchester and the wider North West region.

Viewings

Viewings by arrangement only.

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