

# FLEXiSPACE<sup>®</sup>.COM

## RETAIL, TRADE COUNTER AND SHOWROOM UNITS

### VISIT & VIEW NOW!



### PROPERTY DETAILS

**600 - 1100 Square Ft, High Quality Units.**

Located on the very edge of Manchester City Centre with high levels of passing trade

Flexible term lease/licence with immediate occupation.

### FLEXIBLE TERMS

Flexible short term leases / licence with immediate occupation or conventional leasing options available.

An all inclusive rental which includes rents, rates, service charges, car parking - which provides for the ultimate flexibility and certainty of occupational costs.

**Rental rates from £100+VAT per week.**

## VIEWING BY ARRANGEMENT AT YOUR CONVENIENCE, 7 DAYS A WEEK

# 0161 274 4777

E: [enquiries@flexispace.com](mailto:enquiries@flexispace.com) [www.flexispace.com](http://www.flexispace.com)

40 Ashton Old Road, Manchester M12 6LP

# ALL INCLUSIVE RETAIL TRADE COUNTER & SHOWROOM FEATURES & BENEFITS

FLEXiSPACE.com provides modern, unfurnished offices as well as warehouse, workshop, storage and light industrial units providing the ultimate in flexibility. Our approach extends to a wide range of office sizes, pricing and terms supporting the evolving demands of your business.

## OUTLINE TERMS

Our terms will be designed to suit the demands of your business and not act as a factor in inhibiting its growth. After human capital, property is the next significant business expense that traditionally has not been variable - that is until now!

FLEXiSPACE.com terms can be tailored with short or long term agreements available, flexible notice periods, fair jargon free documentation, additional support services and all in facilities close to the City Centre and the rich potential customer base it represents.

## BESPOKE SIZING

Our modern facilities have been conscientiously developed with the business user in mind. Space has been optimized in all our secure units without compromising communal / loading / unloading areas. Yet, the range of space available supports the needs of businesses from mobile traders, SME's, PLC's and so on. There are very few limits to the type of user our facilities can appeal to.

## MORE FOR YOUR MONEY

Non-core business space such as WC's, Kitchen facilities, forklift trucks, receive and dispatch services etc are usually contained within business space with rent, rates and other costs. However our all inclusive pricing means these facilities are provided for shared use separately from your business unit and therefore at no on-going direct cost to you – not least that these facilities are maintained and serviced by our onsite team.

## THE TEAM

Our people are handpicked for their friendly personalities, can do attitude and knowledge of the needs and wants of you and your business. They remain on hand to support your space management needs during business hours and at no extra cost to you. This can commonly extend beyond building issues (e.g. light bulbs needing to be replaced) to maintenance, telecoms, IT and security.

## ON-SITE LOGISTICAL SUPPORT

The following services are all provided at no additional cost to you or your business – assuming reasonable use:

- Warehousing, Workspace & Storage
- Fork Lift Truck – loading & unloading pallets
- Fork Lift Truck Hire – for additional use
- Parcel Receipt
- Parcel Dispatch
- Temporary Holding Storage

## SAFE & SECURE

This remains a key attribute of FLEXiSPACE.com and a reason in itself that businesses opt to operate from our facilities rather than stand alone. These security standards are established, market leading and included as standard within the all inclusive rental cost:

- On-Site Management Team
- Building Alarm System with 24hr response
- State of the Art CCTV system
- Perimeter fencing
- Only registered visitors on-site
- Multi Point Fire Detection System
- Regular & Consistent Site Patrols

## FEATURES & BENEFITS SUMMARY

- Location & proximity to the City Centre
- Modern Purpose Built Facilities
- Great Access to site and when on site
- Flexible Agreements
- Additional FOC Services
- OnSite Support Team
- Round the Clock Security
- No business rates

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