

**4a Albert Road, Levenshulme, Manchester, M19 3PJ**

**Statement of parking and office service**

**Parking:**

The site is situated towards the north side of Albert road. The area comprises of various types of properties predominantly leisure and commercial offices/shops. This particular property is a commercial property with ground floor currently being used as an office and now, 1st floor is being proposed as a commercial office space as well.

Albert road which joins up with stockport road is a very busy area therefore, on road parking is not an option for this particular part of the town therefore, there is a large car park available to the rear of the property that is shared by most of the local offices/shops. The car park is accessible via Farm Side Place just off Stockport road.

The property benefits from brilliant public transportation with railway station being roughly 1 minute walk from the site and bus stations roughly 3-5 minutes walk away (depending on route of travel).

**Service of office:**

The premises owner will be responsible for the maintenance of the site on regular basis. The cleaning side of services will be done by professional cleaning company on weekly basis. The maintenance will be regularly visualised to ensure property is kept up to standards.