



17 YORK STREET

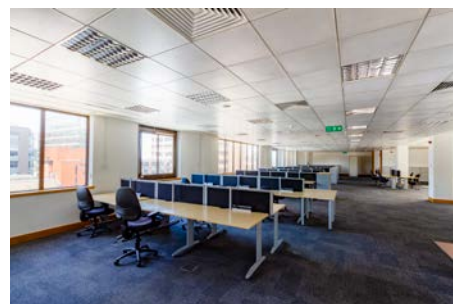
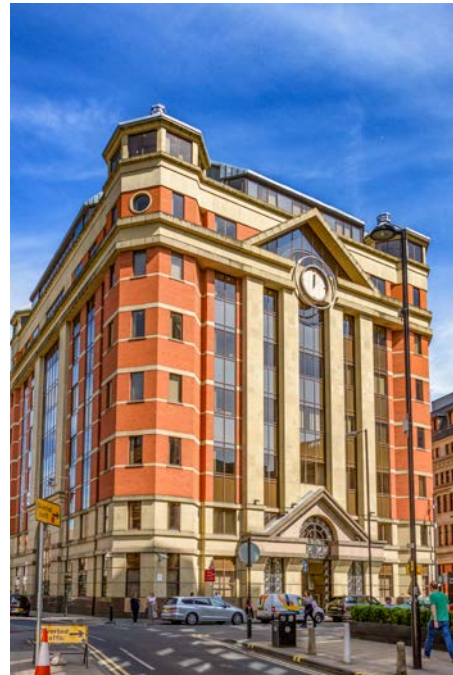
MANCHESTER M2 3GR



UNITS FROM C. 4,000 SQ FT – 16,534 SQ FT
AVAILABLE ON FLEXIBLE TERMS

17 YORK STREET

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LOCATION

17 York Street is situated in a prime city centre location, on the corner of York Street and Fountain Street. The property is a 10 minute walk from Manchester Piccadilly train station which provides local and national transport connections. A plethora of bars and restaurants can also be found in the immediate vicinity.

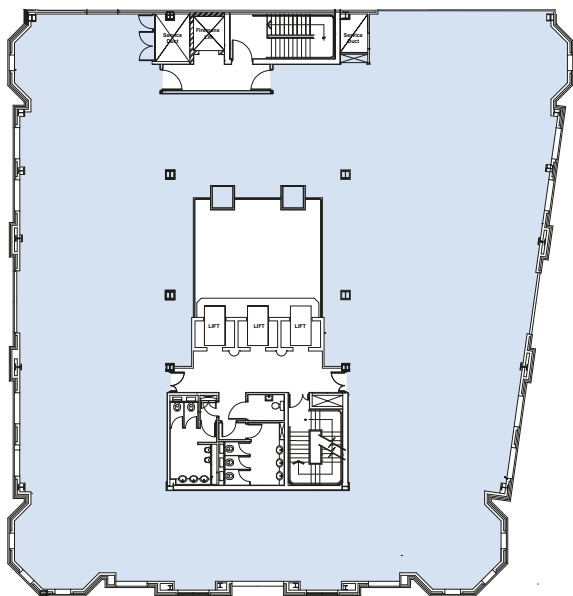
BUILDING

The property is a prominent, modern, purpose built office building. The reception area has been recently refurbished with a seating area behind the central lift core.

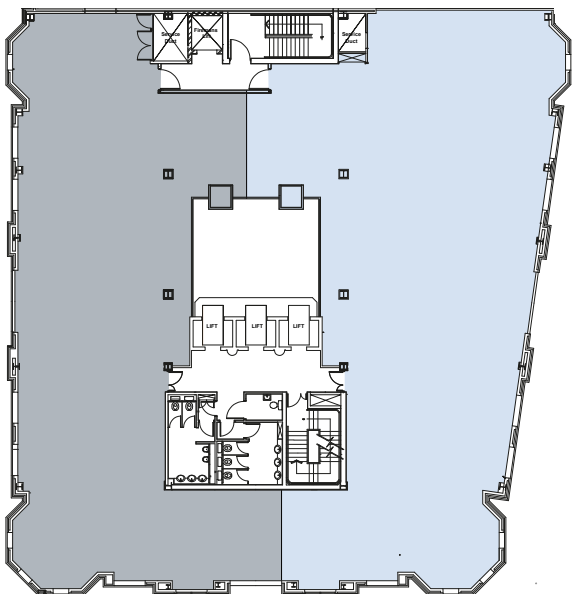
There is a full height atrium running through the building.



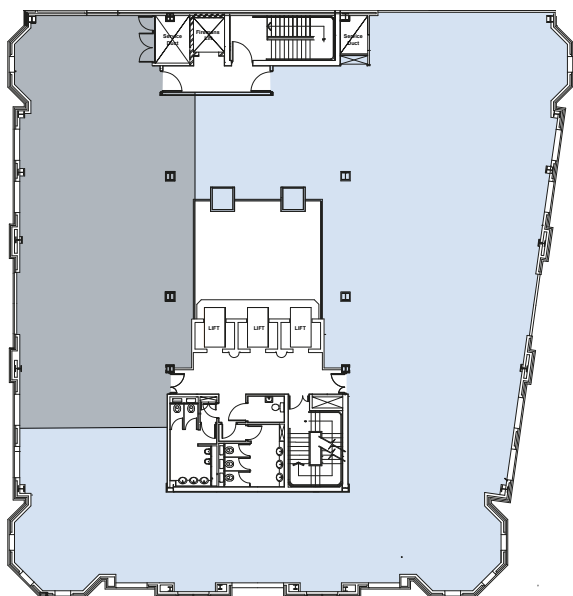
Complete floor - 8,267 sq. ft.



Split floor - 4,133 sq. ft./ 4,134 sq. ft.



Split floor - 2,000 sq. ft./ 6,267 sq. ft.

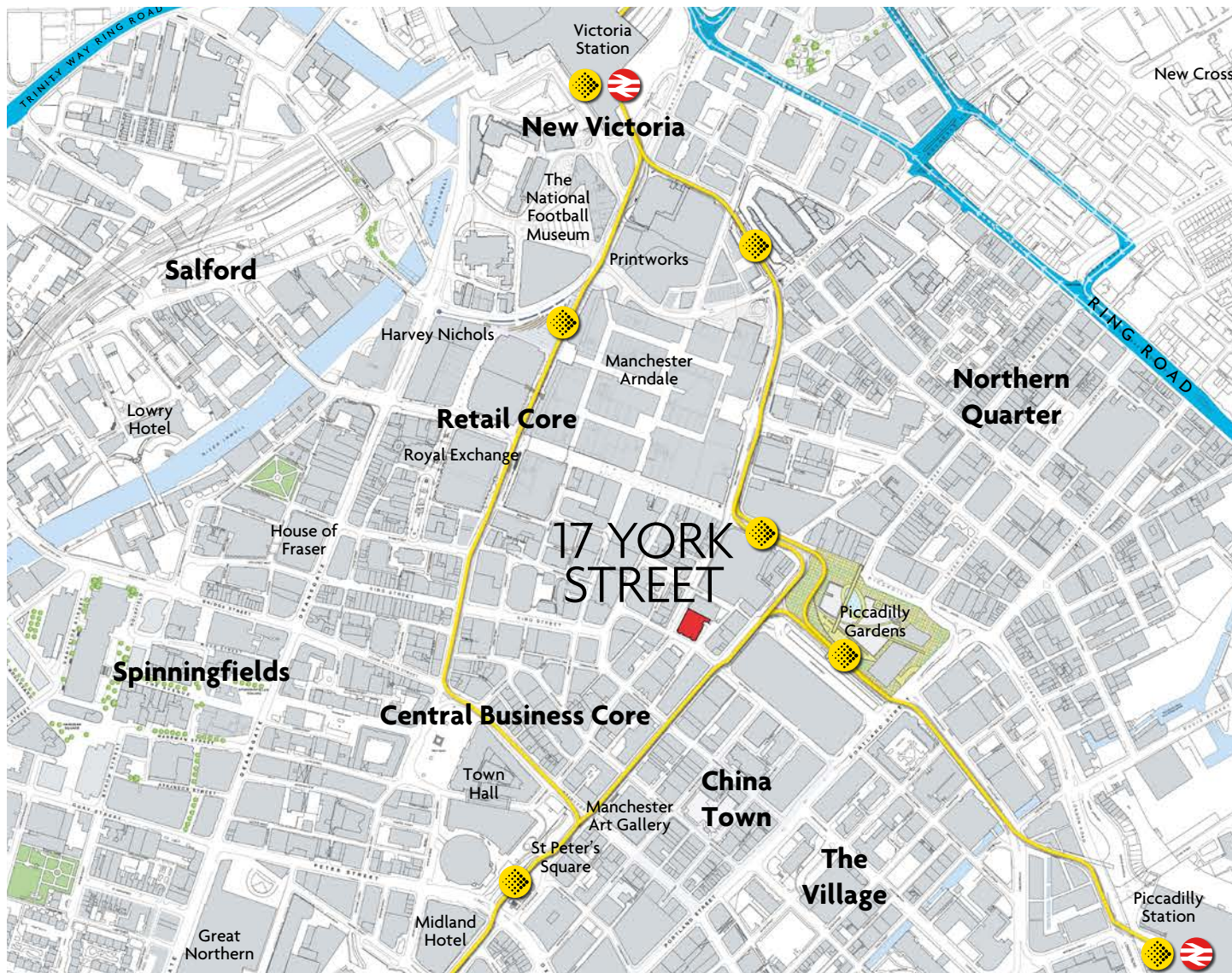


Floor	NIA (sq. ft.)	NIA (sq. m.)	Car Parking Spaces
6	4,000-8,267	371.6-768	2
5	4,000-8,267	371.6-768	2

The floors can be split to offer units from 4,000 sq ft to 16,534 sq ft across the 5th and 6th floors

AMENITIES

- Air conditioning
- Raised floor
- Suspended ceiling
- 3 X Passenger lifts
- Commissionaire
- Refurbished reception
- Basement car parking (2 spaces per floor)
- Fit out in-situ
- Furniture available
- Existing IT infrastructure



RENT

£18.50 per sq ft per annum exclusive.

RATES PAYABLE

Approximately £7.83 per sq ft per annum based on the RV for the entire building. The RV will need to be reassessed on a floor-by-floor basis.

VAT

The property is not elected for VAT.

LEASE TERMS

New leases are available direct from the Landlord on flexible terms. All leases will be granted outside the provisions of the 1954 Landlord and Tenant Act.

VIEWING

Strictly by appointment through joint letting agents.

Spring4

Christopher Aquilina
0207 397 8274
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Josh Ravenscroft
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jravenscroft@spring4.com



Edward Keany
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