

Prime City Centre Offices TO LET

Suite 2B - Second floor
3,975 sqft



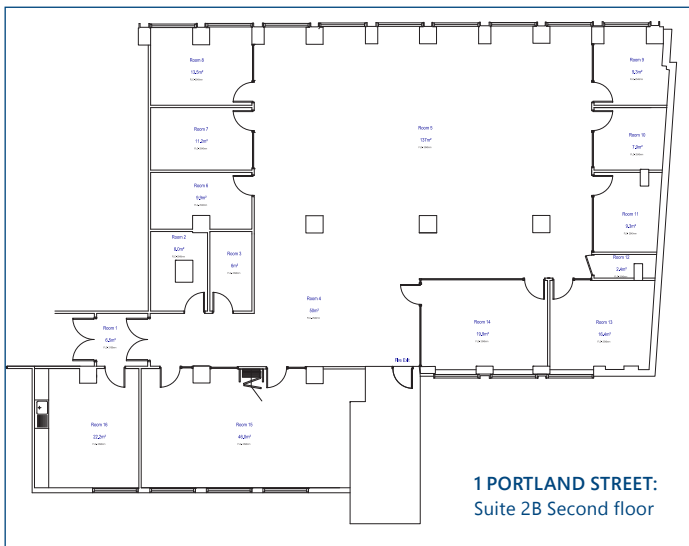
**1 Portland Street,
Manchester
M1 3BE**

DESCRIPTION

1 Portland Street is a landmark town centre office building constructed to the highest standard and fully renovated in 2005. Suite 2B provides 3,975 sqft and is fitted with a mixture of open plan and individual offices and meeting rooms.

The premises provide the following amenities:

- 24 Hour Access
- Air Conditioning
- Category 2 and LG3 Lighting
- Raised Floor
- Reception
- Security System
- Good quality fit-out



THE LOCATION

The property is located in on Portland Street opposite the junction to Newton Street and linking to Piccadilly. The property lies close to Piccadilly Gardens and is within walking distance of Piccadilly Railway Station (3 mins) as well as the local Metrolink stops.



TERMS

The second floor is available on a new sub-lease for a term up to November 2022 with the following annual occupational costs:

Rent	£85,260
Service Charge	£34,500
Rates Payable 17/18	£35,000

VIEWING

For further information or to view please contact either:

Simon Knight

020 7312 7419

simon.knight@montagu-evans.co.uk

Luca Nardini

020 7312 7447

luca.nardini@montagu-evans.co.uk