

**5-6 Abito
82 Greengate
Manchester
M3 7NA**

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COMMERCIAL SPACE TO LET

Location

Greengate is located on the edge of the City Centre with excellent accessibility into its commercial core and is also adjacent to the City's inner ring road (A6042). The area will be enhanced by further regeneration proposed at Greengate, including the 300,000 sq ft Embankment office development with several residential schemes which will further improve it as a vibrant part of the City Centre

General Description

The available space comprises a ground floor with open and cellular offices and upper floor kitchen and office space that can be configured for a variety of alternative uses. The space enjoys a wide frontage with much prominence and natural light. Internally the space includes floor trunking, inset spot lighting and wooden floors.

Accommodation

The premises comprise the following approximate areas:

Ground Floor	1955 sq ft	182 m ²
First Floor	1414 sq ft	131 m ²

Rent

£40,000 pa (exclusive of VAT)

Business Rates

This firm has been verbally advised that the premises have been assessed for rates as follows:

Rateable Value	£36,500
Rates Payable	£17,593 (2015/16)

Interested parties are advised to make their own enquiries to verify the accuracy of the information given.

Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on internal repairing and insuring terms (by way of service charge).

VAT

All figures quoted are exclusive of but liable to VAT.

Planning

The premises currently have consent for office use. Other uses will be considered subject to an appropriate Planning Consent.

Legal Costs

Each party to bear their own legal costs incurred in this transaction.

Viewing

By appointment with the retained agents Daniel Harris & Co.

Directions



Daniel Harris & Co
Studio 47
45-47 Newton Street
Manchester
M1 1FT

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