

**THE PROGRESS CENTRE, ARDWICK GREEN  
MANCHESTER M12 6HS**

# TO LET

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**4<sup>TH</sup> FLOOR  
LOFT STYLE  
OFFICE**

The Progress Centre is located on Charlton Place, Ardwick Green, less than 10 minutes walk from Piccadilly Rail and Metro Stations and is close to the 24 acre Mayfair Project currently under construction.

## Location

The unit will be available on a new Full Repairing and Insuring Lease (by way of service charge) for a term to be agreed,

## Lease

The Progress Centre comprises a mix of offices, studios and workshops. The top floor has been totally stripped back to shell with exposed brickworks and open rafters ceiling to create a unique loft style office space with lift access, kitchen and wc facilities.

## Description

Each party to bear their own legal fees

## Legals

All figures quoted are exclusive of, but subject to, VAT.

## VAT

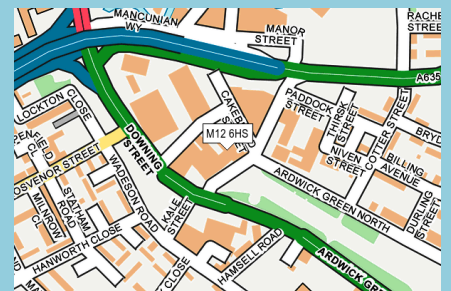
The premises has the following approximate areas:

4th Floor	4,000sq ft	371 m <sup>2</sup>
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## Size

## Rent

Further information on request



## Viewings

To be assessed.

## Rates

By appointment with the retailed agents – Daniel Harris & Co

Daniel Harris: [dh@dh-property.co.uk](mailto:dh@dh-property.co.uk)  
Sarah Lovell: [sarah@dh-property.co.uk](mailto:sarah@dh-property.co.uk)

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