

**MARKETING
PARTICULARS**

DANIEL HARRIS & CO

0161 237 9393

dh@dh-property.co.uk

www.dh-property.co.uk

**STUDIO OFFICES
TO LET
NORTHERN QUARTER**

**70 TIB STREET
MANCHESTER
M4 1LG**



Daniel Harris & Co
Chartered Surveyors
Studio 47
47 Newton Street
Manchester M1 1FT

t: 0161 237 9393
f: 0161 237 9494
e: info@dh-property.co.uk
www.dh-property.co.uk

Misrepresentation Act – The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.

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LOCATION

The property is located on Tib Street, immediately off Thomas Street, in the heart of the City's Northern Quarter.

There are numerous bars, restaurants and independent retailers in the vicinity, which also benefits from being close to Metro, rail and bus links, good car parking and the City's prime retail and commercial cores.

ACCOMMODATION

The premises comprise the following approximate areas:

1 st Floor	409 sq ft	36 m ²
2 nd Floor	398 sq ft	37 m ²
3 rd Floor	387 sq ft	38 m ²
Total	1194 sq ft	111 m ²

RENTAL

£15,000 p.a. (Exclusive of VAT)

RATES

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

	Rateable Value	Rates Payable (2013/2014)
1 st	£5,200	£2,449.20
2 nd	£3,620	£1,705.02
3 rd	£3,500	£1,648.50

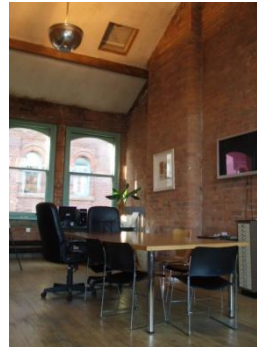
Interested parties are advised to make their own enquiries in order to verify the accuracy of these figures.

VIEWINGS

Strictly through sole retained agents Daniel Harris & Co 0161 237 9393

DESCRIPTION

The warehouse style office space is spread over 3 floors and includes entry phone, sandblasted brick, wooden floors and good natural light.



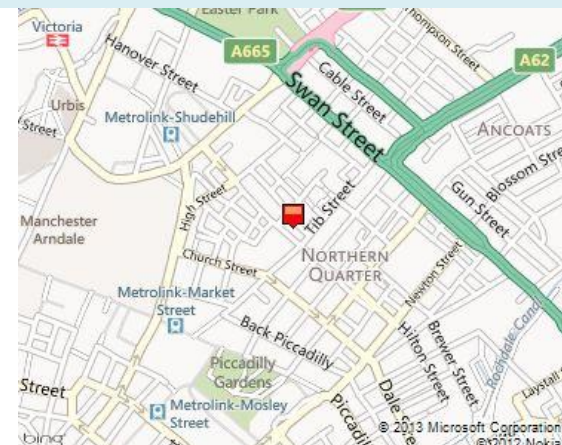
LEASE

The premises are to be made available on a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

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

LOCATION PLAN



VAT

All figures are exclusive of VAT.

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