

**TO LET**



## **UPPER FLOORS STUDIO/OFFICE SPACE**

1,376 sq ft TO 2,938 SQ FT

**44-50 Portland Street  
Manchester  
M1 4GS**

- Central location
- Close to all City Centre amenities and Transport Links
- Economic rent/flexible terms



## LOCATION

The property is located on the north west side of Portland Street close to its junction with Charlotte Street in the heart of Manchester City Centre. All City Centre shops, bars, restaurants and transport links are within close proximity.

## DESCRIPTION

The accommodation comprises office/studio accommodation situated on the third and fourth floors. The suites are fitted out to a basic standard and would suit a variety of office/studio uses. There are communal toilets and kitchen facilities.

## ACCOMMODATION

As measured on a net internal basis, the areas are as follows:-

Third Floor	1,376 sq ft
Fourth Floor	1,562 sq ft

## LEASES

The suites are available on effectively fully repairing and insuring terms at initial rents as follows:

Third Floor - £6,500 per annum (£125 per week)

Fourth Floor - £6,500 per annum (£125 per week)

## SERVICE CHARGE

A service charge will be levied for the upkeep of the common areas of the building.

## BUSINESS RATES

Rateable Value 3<sup>rd</sup> Floor, £6,900 and the Rateable Value 4<sup>th</sup> Floor £7,500. Please note small businesses will qualify for small business rates exemption. Further enquiries should be made direct with the local authority



## VAT

We are informed that VAT is not applicable.

## EPCS

Copies of the EPCs are available upon request.

## VIEWING

By appointment with the sole agent:-

**W T Gunson for the attention of:-**

**Neale Sayle**

(email: [Neale.sayle@wtgunson.co.uk](mailto:Neale.sayle@wtgunson.co.uk))

**Or**

(email: [Nick.Barns@wtgunson.co.uk](mailto:Nick.Barns@wtgunson.co.uk))

**Tel: 0161 833 9797**

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