

TO LET

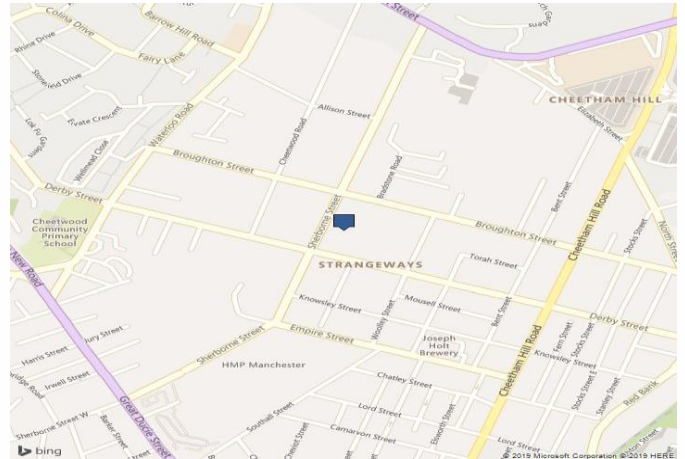


Office Suite, First Floor, 41 Sherborne Street, Manchester, **M8 8NE**

First Floor Office Suite
1,249 Sq Ft (116.03 Sq M)

- Central Manchester Location
- Open Plan Office Layout
- Close proximity to Bury New Road (A56) and Cheetham Hill Road (A665)





Location

The property is situated on the northerly side of Sherborne Street adjacent to Strangeways Prison. Sherborne Street connects directly to Great Ducie Street (A56) to the west while Cheetham Hill Road is accessed via Empire Street, approximately 300m to the east. Manchester City Centre is approximately 0.5 miles south of the property.

Description

The office is located on the first floor of a mixed office and industrial unit. Access into the building is via fully glazed double doors on the ground floor behind a secure roller shutter which lead you into a shared reception area. The office suite is accessed by a dedicated staircase from the ground floor reception area.

The office benefits from an open plan layout with ancillary accommodation including two meeting rooms and WC facilities. Internal specifications include a suspended tile ceiling with inlay lighting, wood laminate flooring and gas powered central heating.

Mains services include electric, water and drainage

Accommodation

As measured in accordance with the RICS Property Measurement (2nd Edition), the approximate NIA and IPMS 3 - Office area is as follows:

Office Suite 1,249 sq ft / 116.07 sq. m

Asking Rent

Available by way of a new effective full repairing and insuring lease at an initial rental of £6,250 per annum.

Business Rates

Rateable Value: £6.400

Multiplier (2019/2020): 49.1p

Rates Payable : £3,142.40*

*Qualifies for Small Business Rates Exemption

EPC

D (99). A copy of the EPC certificate is available on request.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation

30 May 2019