

TO LET



CHARACTER OFFICE SPACE

67.95m² (731 ft²)

First Floor
84 Silk Street
Ancoats
Manchester M4 6BJ

- Fast improving area of redevelopment
- Ultra Fast Broadband (The Loop)

Location

The property is located on the south side of Silk Street between Radium Street and Poland Street in Ancoats, Manchester. Ancoats is a rapidly improving area of redevelopment within close proximity to Manchester city Centre. A large number of apartment schemes have already been completed and there are several currently underway in the immediate location. All City Centre shops, bars, restaurants and transport links are within easy walking distance.

General Description

The accommodation comprises a self contained office suite on the first floor within an attractive refurbished period building of brick construction beneath a flat roof. Internally the suite is largely open plan in layout with kitchen, WC and shower facilities. In terms of fit out, the suite benefits from electric storage heaters, sodium lights, double glazing and ultra fast broadband (The Loop).

Accommodation

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition the area is as follows:

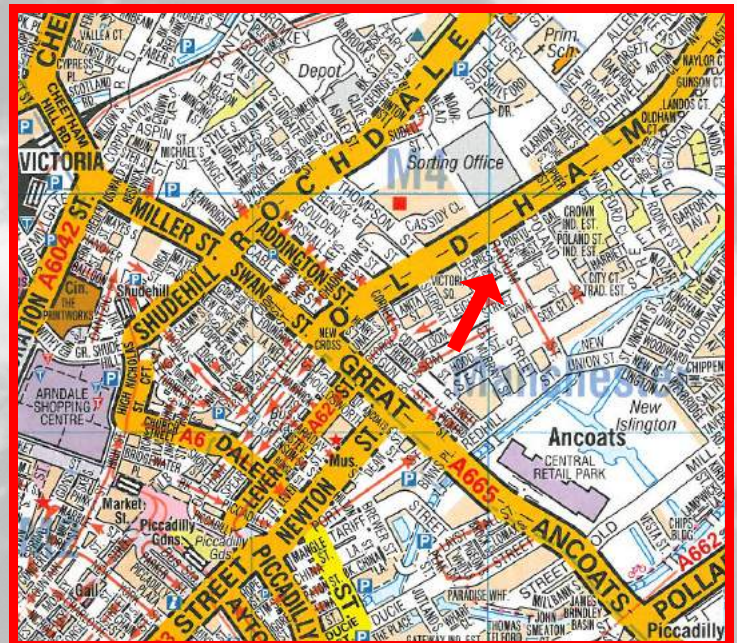
First Floor 67.95m² (731 sq ft)

Lease

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at an initial rent of £13,000pa.

Service Charge

A service charge will be levied for utilities and maintenance of any common parts of the building.



Business Rates

First Floor Rateable Value £9,500

Please note small businesses will be exempt from paying business rates on the individual suites. Further enquiries to be made direct with the Local Authority.

If combined, the rating assessment will need to be reassessed.

EPC

A copy of the EPC is available on request.

VAT

VAT will be applicable.

Viewing

By appointment with the sole agent:

WT Gunson - Neale Sayle
(Email: neale.sayle@wtgunson.co.uk)
Telephone: 0161 833 9797

Date of Preparation: 17/04/19