

Manchester City Centre

Unit E2b, City Tower



Location

Piccadilly Gardens is one of Manchester's main public squares and a central transport hub, with an annual passing footfall in excess of 22 million. The area benefits from a diverse offering of retail, leisure and business uses centred onto the central green space with proposed plans for improvements to the public realm.

City Tower is a landmark Manchester office building which has benefitted from substantial investment in recent years. The subject premises occupy a prominent location at the entrance of City Tower fronting directly onto Piccadilly Plaza and the Piccadilly Garden.

Starbucks, Philpotts, Grill on New York Street and Marks and Spencer are occupiers within the scheme, while Pret a Manger, Caffe Nero and Pizza Express also trade within the vicinity.

Accommodation

The property is arranged over ground floor comprising the following approximate areas:

Ground Floor: 1,627 sq ft 151 sq m

There is potential to combine the unit with the adjacent unit E2a, to create a 3,227 sq ft unit.

Rent

£80,000 per annum exclusive.

Tenure

The premises are offered by way of a new lease on a Full Repairing and Insuring lease for a term of years to be agreed.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£44,750
Rates Payable	£21,435

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Service Charge

The service charge payable for the current year is £9,894.08.

EPC

C - 71.

Viewing & Further Information

Strictly by prior arrangement only with:

Steve Henderson
shenderson@savills.com
07870 999 618
0113 220 1206

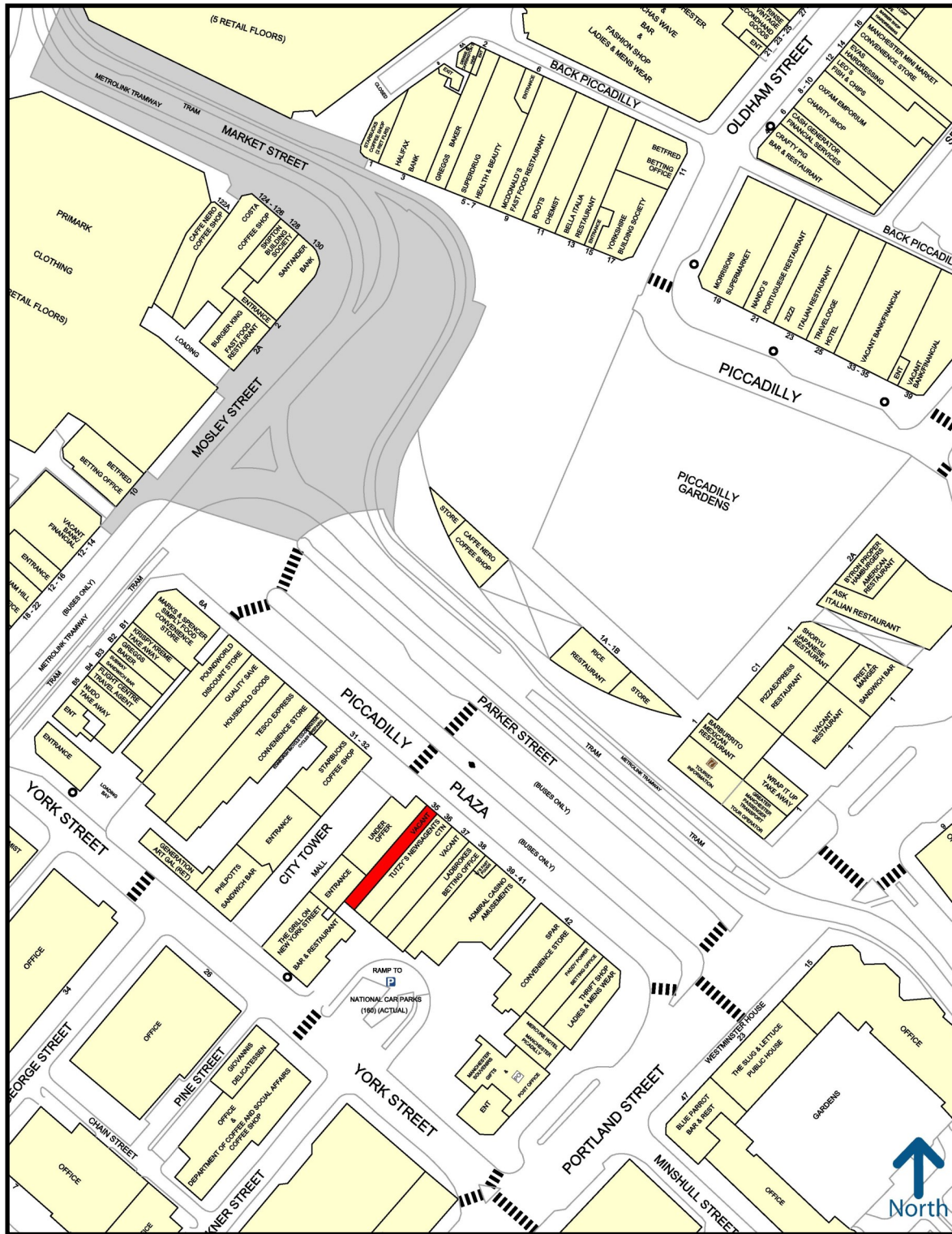
Russell McGill
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or contact our Joint Agent
David Fox at Colliers
020 7344 6834

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