

**39A EDGE STREET, MANCHESTER M4 1HW**



# TO LET

**FIRST FLOOR OFFICE SUITE**

**1,027 SQ FT / 95.4 M<sup>2</sup>**

**NO RATES PAYABLE**



The property is located within the City's Northern Quarter on Edge Street within a short walk of numerous bars and restaurants, the **Mackie Mayor Food Market**, the **Arndale Centre** and Shude Hill and Piccadilly transport interchanges.

## Location

The premises are to be made available on the basis of a new lease for term to be agreed on full repairing and insuring terms (by way of Service Charge), subject to annual mutual break clause.

## Lease

Each party to bear their own legal fees incurred in these transactions.

## Legals

The space is located at 1<sup>st</sup> floor and includes kitchen area, meeting room and open plan office with good natural light. The building has 24 hour access and audio entry system.

## Description

All figures quoted are exclusive of but liable to VAT.

## VAT

Approx	1,027 sq ft	95.4 m <sup>2</sup>
--------	-------------	---------------------

## Size

£16,500 pa (exclusive of VAT)

## Rent



## Directions

By appointment with the retained agents – Daniel Harris & Co

Rateable Value	£7,900
Rateable Value	£3,808 2019/20

Interested parties are advised to make their own enquiries with the Local Authority. NB We anticipate that most occupiers should qualify for Small Business Rate Relief so **NO RATES WILL BE PAYABLE.**

## Rates

Daniel Harris: [dh@dh-property.co.uk](mailto:dh@dh-property.co.uk)  
Sarah Lovell: [sarah@dh-property.co.uk](mailto:sarah@dh-property.co.uk)

## Viewings

**Daniel Harris & Co Studio 47, 45-47 Newton Street, Manchester M1 1FT**

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.