

**Waulk Mill  
Bengal Street  
Manchester  
M4 6LN**

**DANIEL  
HARRIS**  
0161 237 9393  
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**OFFICE/STUDIO**

**TO LET**

**UNIT 4.1**

**3,119 SQ FT**

#### Location

Located in the heart of Ancoats – Manchester's largest area of regeneration, adjacent to New Islington with a water park, marina and free school. The Metrolink is accessed via the New Islington tram stop with easy access to Piccadilly and Victoria Stations and close to the City's inner ring road. The area is served by a number of independent retailers including Kettle Bell, Rudy's Pizza, Ancoats General Store and Seven Brother Brewery with the Northern Quarter a short walk away.

#### General Description

The unit is on the 4<sup>th</sup> floor and is open plan with kitchen area, original features and good natural light. There are shared kitchen and toilet facilities on every floor. The unit comes with 4 car parking spaces.

#### Accommodation

|                    |                            |
|--------------------|----------------------------|
| <b>3,119 sq ft</b> | <b>289.76m<sup>2</sup></b> |
|--------------------|----------------------------|

#### Rent

|                                      |
|--------------------------------------|
| <b>£65,500 pa</b> (exclusive of VAT) |
|--------------------------------------|

#### Business Rates

This firm has been verbally advised that the premises have been assessed for rates as follows:

|                       |         |
|-----------------------|---------|
| Rateable Value        | £29,000 |
| Rates Payable 2019/20 | £14,239 |

Interested parties are advised to make their own enquiries to verify the accuracy of the information given.

#### Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on a full repairing and insuring basis (by way of service charge).

#### Planning

The premises are suitable for a variety of uses subject to an appropriate Planning Consent.

#### Legal Costs

Each party to bear their own legal costs incurred in this transaction.

#### VAT

All figures quoted are exclusive of but liable to VAT.

#### Directions



#### Viewing

By appointment with the joint agents:



Daniel Harris dh@dh-property.co.uk



John Nash john@canningoneill.com

**Daniel Harris & Co**  
Studio 47  
45-47 Newton Street  
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