

TO LET



Preliminary Details
GRADE A OFFICE SUITE
159.5M² (1,717FT²)

Part 2nd Floor
3-5 Charlotte Street
Manchester
M1 4FL

- Prime City Centre location
- Within close proximity to all City Centre amenities including retail, restaurants, hotels, transport links etc
- Air conditioning,
- Floor to ceiling height glazing

LOCATION

The property is located on the north east side of Charlotte Street at its junction with George Street in the heart of Manchester City Centre. The property is positioned on the fringe of China Town and also within close proximity to Piccadilly Gardens.

The property is within easy walking distance of all City Centre retail, restaurants, cafes and bars. All City Centre transport links including Metrolink, Piccadilly Bus Station and Manchester Piccadilly Train Station are within a few minutes walk of the subject property.

DESCRIPTION

The property comprises a high quality office suite situated on the second floor within a Grade A specification office building. The property benefits from the following:-

- Air con/heating system
- Suspended ceilings incorporating LG3 lighting
- Raised flooring
- Floor to ceiling height glazing
- Tiled carpeted flooring
- Lift access
- A glazed partition boardroom facility

ACCOMMODATION

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

159.5m² (1,717 sq ft)

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £37,775pa (£22 per sq ft).

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common areas of the building.

BUSINESS RATES

To be confirmed.

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent
W T Gunson for the attention of:

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