

9 STEVENSON SQUARE, MANCHESTER M1 1DB



# TO LET



COMFORT COOLING

**FULLY  
REFURBISHED  
UPPER FLOOR  
OFFICE SPACES**



**COMPLETION  
MAY 2020**

The property is located in the centre of the City's Northern Quarter with numerous bars, restaurants and shops being located in the immediate vicinity and close to all major transport links.

## Location

The units will be available on a new Full Repairing and Insuring Leases (by way of service charge) for terms to be agreed, subject to 5 yearly rent reviews.

## Lease

The property comprises 3 floors of offices that are to be substantially refurbished to include timber floors, comfort cooling, bike store, showers and new kitchen and wc facilities.

## Description

Each party to bear their own legal fees

## Legals

All figures quoted are exclusive of, but subject to, VAT.

## VAT

The premises will have the following approximate areas:

Offices From	1250 sq ft	116 m <sup>2</sup>
To	8560 sq ft	795 m <sup>2</sup>

## Size

## Rent

Further information on request.



## Viewings

To be confirmed

## Rates

By appointment with the retailed agents – Daniel Harris & Co

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)

**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.

