

# 10 PARK PLACE, MANCHESTER M4 4EY



## TO LET

2ND FLOOR - FULLY  
FITTED OFFICE SUITE

2,030 SQ FT

The property is located on Park Place on the edge of the City Centre, immediately off Cheetham Hill Road and a short distance from the Manchester Arena and Victoria Rail and Tram stations.

### 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).

### Lease

The offices are accessed via a shared entrance and are fully fitted for immediate occupation being fully carpeted and sub-divided into several individual offices with kitchen and wc facilities.

### Legals

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

### Description

All figures quoted are exclusive of but liable to VAT.

### VAT

2 <sup>nd</sup> Floor	2,030 sq ft	189 m <sup>2</sup>
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### Size

£20,300 pa (exclusive of VAT)

### Rent



### Directions

The space is subject to assessment but most occupiers should benefit from Small Business Rates Relief (further information on request).

### Rates

By appointment with the retained agents – Daniel Harris & Co

### Viewings

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**

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