

## JACTIN HOUSE, 24 HOOD STREET, ANCOATS MANCHESTER M4 6WX



# TO LET

## CHARACTER REFURBISHED OFFICE SPACES

## FLEXIBLE TERMS INCLUSIVE RENTS

Jactin House is located on Hood Street immediately off Great Ancoats Street, close to Cutting Room Square and a short walk from the City's Northern Quarter and Piccadilly transport interchanges.

### Location

### Rates

Most tenants should receive Small Business Rates Relief – further information on request.

Jactin House is a partially refurbished and partially new building comprising 38,000 sq ft of office space, offering both private offices and shared work space.

### Description

The spaces are available for minimum terms of 6 months.

### Lease

Lower Ground	01	254 sq ft
	02	199 sq ft
	03	269 sq ft
	04	655 sq ft
First Floor	09	324 sq ft
	10	911 sq ft
	11	369 sq ft

### Size

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

### Legals

Lower Ground	01	£8,160 pa
	02	£6,900 pa
	03	£9,000 pa
	04	£20,100 pa
First Floor	09	£11,400 pa
	10	£28,200 pa
	11	£13,140 pa

### VAT

All figures quoted are exclusive of but liable to VAT.

### Rent

### Viewing

By appointment with the retained 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**

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