

75 DALE STREET MANCHESTER M1 2HG



TO LET

UNIQUE SELF-CONTAINED
OFFICE
1,350 SQ FT

Situated on Dale Street in the heart of the City's Northern Quarter, surrounded by a variety of shops, bars and offices. The property is also close to rail, bus and metro stations, several car parks and the City's prime retail and commercial cores.

The property was the former headquarters of the Rochdale Canal Company and comprises a 2 story self-contained office building. A mix of large offices and smaller private rooms with parking for 1 vehicle.

Floor	Sq Ft	M ²
Ground	571	53
First	779	72
Total	1,350	126

£24,300 pa (Exclusive of VAT)

The tenant will be responsible for Business Rates. The building currently has 2 assessments as follows:

Floor	Ground	First	Total
Rateable Value	£7,300	£10,000	£17,300
Rates Payable 2018/19	£3,504	£4,800	£8,304

Location

The premises are to be made available on the basis of a new leases for terms to be agreed on full repairing and insuring terms (by way of Service Charge).

Lease

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

Legals

All figures quoted are exclusive of but liable to VAT.

Description

VAT

Size

Rent



Directions

Rates

Viewings

By appointment with the joint agents



Daniel Harris
dh@dh-property.co.uk



Harry Skinner
Harry.skinner@avisonyoung.com

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.

