

70 TIB STREET, MANCHESTER M4 1LG



# TO LET

FLEXIBLE OFFICE SPACE  
409 SQ FT – 1,194 SQ FT

## NORTHERN QUARTER

The property is located on Tib Street, immediately off Thomas Street, in the heart of the City's Northern Quarter. There are numerous bars, restaurants and independent retailers in the vicinity, which also benefits from being close to Metro, rail and bus links, good car parking and the City's prime retail and commercial cores.

The warehouse style office space includes entry phone, sandblasted brick, wooden floors and good natural light. The space is over 3 floors and can be taken as a whole or split.

1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup>	1194 sq ft	111m <sup>2</sup>
1 <sup>st</sup> Floor	409 sq ft	36m <sup>2</sup>
2 <sup>nd</sup> Floor	398 sq ft	37m <sup>2</sup>
3 <sup>rd</sup> Floor	387 sq ft	38m <sup>2</sup>

1 <sup>st</sup> , 2 <sup>nd</sup> & 3 <sup>rd</sup>	£16,200 pa (exc of VAT)
1 <sup>st</sup> Floor	£4,200 pa (exc of VAT)
2 <sup>nd</sup> Floor	£5,400 pa (exc of VAT)
3 <sup>rd</sup> Floor	£6,600 pa (exc of VAT)

Further information on request.

### Location

### Lease

### Legals

### Description

### VAT

### Size

### Rent

### Directions

### Viewings

### Rates

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

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

All figures quoted are exclusive of but liable to VAT.



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.