

TO LET



CHARACTER OFFICE SPACE

134.05M² (1,443 SQ FT)

First Floor
21-23 Shudehill
Manchester
M4 2AF

- Prime City Centre location
- Close to all City Centre shops, bars, restaurants, hotel and transport links

0161 833 9797 www.wtgunson.co.uk

Location

The property is located fronting Shudehill in Manchester City Centre. Its location benefits from excellent transport links, being situated within a short walk of Shudehill Metrolink Station and Victoria Rail Station. All City Centre shops, bars and restaurants are within close proximity. There is an abundance of public car parking in the immediate vicinity provided by the adjacent NCP and Arndale Car Parks.

General Description

The accommodation comprises a high quality character office suite on the first floor within 21-23 Shudehill, a four storey building which has been comprehensively refurbished to a high specification. The suite benefits from exposed brickwork, plastered ceiling, modern spotlighting, laminate flooring, full data and power cabling and fitted kitchen/WC facilities.

Accommodation

As measured on a net internal area basis in accordance with RICS Property Measurement 2nd edition the area is as follows:-

134.05m² (1,443 sq ft)

Lease

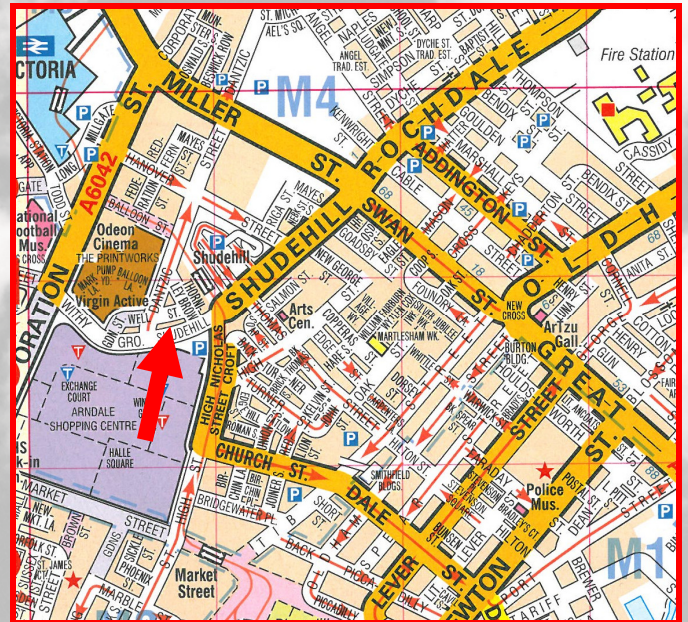
The accommodation is available by way of a new lease for a term of years to be agreed on effectively fully repairing and insuring terms at an initial rent of £22,000 per annum.

Service Charge

A service charge will be levied to cover the cost of the maintenance of the common parts of the building.

Business Rates

The property currently has a Rateable Value of £17,500.



EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewing

By appointment with the joint agent:

WT Gunson for the attention of Neale Sayle

Email: Neale.sayle@wtgunson.co.uk

Tel: 0161 833 9797

Or

Avison Young for the attention of Mark Cooke

Email: mark.cooke@avisonyoung.com

Tel: 0161 228 1001

Date of Preparation: August 2020