

4 OLDHAM ROAD, MANCHESTER M4 5FE



# TO LET



**SELF-CONTAINED  
REFURBISHED  
OFFICE BUILDING**



The property is located on Oldham Road close to the junction with Great Ancoats Street, Swan Street and Oldham Street. On the edge of Manchester's Northern Quarter and close to the Mackie Mayer, NOMA and a short distance to the City's prime office and retail cores.

## Location

The unit will be available on a new Full Repairing and Insuring Lease (by way of service charge) for a term to be agreed,

## Lease

The building has been completely refurbished to provide self-contained office building over 3 floors with ground floor WC and fully re-carpeted and redecorated.

## Description

Each party to bear their own legal fees

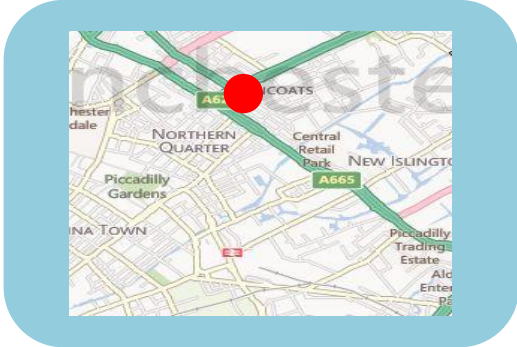
## Legals

All figures quoted are exclusive of, but subject to, VAT.

The premises have the following approximate areas:

Ground Floor	193sq ft	17.9 m <sup>2</sup>
First Floor	170 sq ft	15.8 m <sup>2</sup>
Second Floor	172 sq ft	16.0 m <sup>2</sup>
Total	535 sq ft	49.7 m <sup>2</sup>

## VAT



## Size

## Rent

Rent: £14,000 per annum (exc of VAT)

## Viewings

To be assessed.

## Rates

By appointment with the retailed agents – Daniel Harris & Co  
Daniel Harris: dh@dh-property.co.uk  
Sarah Lovell: 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.

