

TO LET

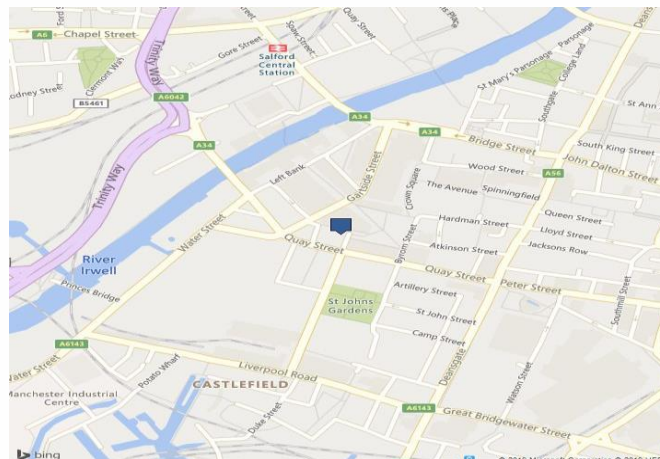


78 Gartside Street, Manchester, M3 3EL

Self contained offices with
onsite parking in Spinningfields
1,965 Sq Ft (182.55 Sq M)

- Excellent Location
- Onsite Parking
- Refurbished to high standard
- Attractive Property





Location

Situated in the heart of Manchester city centre just off Quay Street and adjacent to 3 Hardman Square Spinningfields (www.spinningfieldsonline.com), one of Manchester's and Europe's leading business quarters and home to over 165 world class financial and commercial service organisations. The building benefits from immediate access to an abundance of amenities on its doorstep to include The Ivy, M&S Food, Carluccio's, Giraffe, Pret a Manger, Alchemist, The Oast House to name a few and close to the new lawns and pop up bars.

The property is also conveniently located to the Civil Justice Centre and Law Courts. The inner city shuttle bus links the property to the main transport hubs of Piccadilly, Victoria and Oxford Road. The city's Metro link tram network as well as Deansgate and Salford stations are within a five minute walk of the building.

Description

The self-contained property comprises an attractive three-storey office building of traditional brick construction underneath a pitched slate roof. Internally the offices benefit from an extensive refurbishment, Georgian timber sash double glazed windows, gas fired central heating, strip fluorescent lighting, kitchen and WC facilities. Externally there are two designated parking spaces within a barrier entrance surface level car park.

Asking Rent

£44,000 per annum exclusive for a new full repairing and insuring lease on terms to be agreed

Accommodation

As measured in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:-

Ground Floor	701.7 sq ft	65.19 sq m
First Floor	626 sq ft	58.15 sq m
Second Floor	636.8 sq ft	59.66 sq m
Total	1,965 sq ft	183 sq m

Business Rates

Rateable Value: £24,750

EPC

C (64). A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

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Date of Preparation

13 January 2020