

TO LET



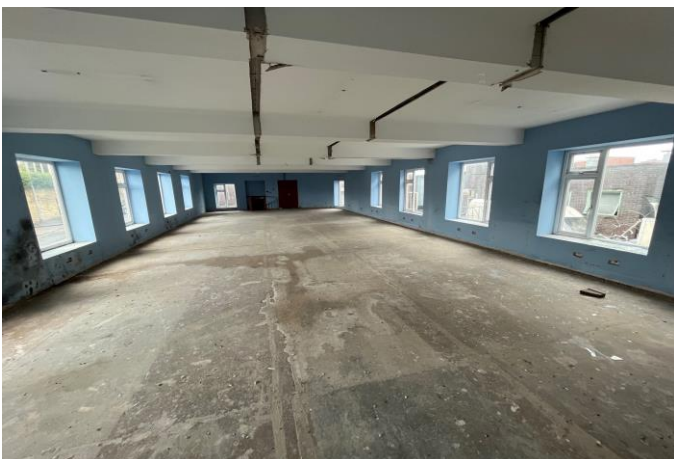
RogerHannah

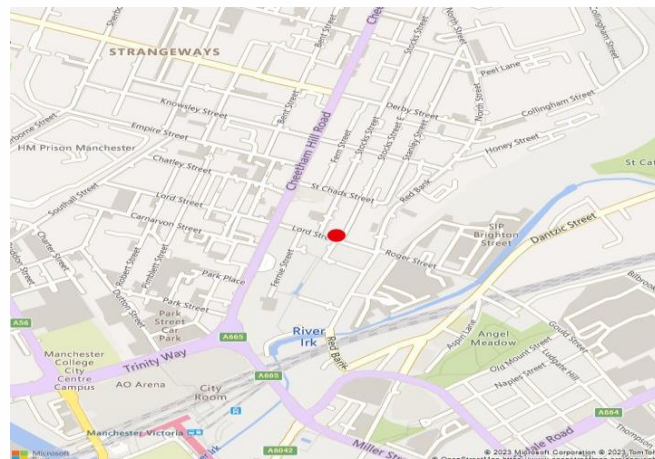


20 Lord Street & 30 Stocks Street, Greater Manchester, M4 4FP

Well Located Commercial Premises
4,536 - 10,638 Sq Ft
(421.39 - 988.27 Sq M)

- Close to City Centre
- Suitable For a Variety of Uses
- Shorter Term Occupation Options
- Open Plan Space





Location

The property is situated in Manchester's Green Quarter, approximately 700 metres north of the city centre and approximately 300 metres north of Manchester Victoria Station and the Manchester Arena, in a predominantly commercial and industrial area that has seen recent dense high rise residential development.

The property is located between Stocks Street and Stocks Street East at their junction with Lord Street, benefiting from significant frontage to the three roads.

Description

The property comprises two substantial commercial buildings linked via a bridge and central stairwell. The units can be taken as a whole or let as two separate units. Ideal for office, E commerce, retail, showroom or storage.

The unit benefits from mains electric and water, along with welfare facilities. The site measures approximately 0.09 hectares (0.21 acres) with a site coverage of approximately 65%.

Accommodation

Building	Floor	SQ.FT.	SQ.M.
20 Lord Street	Ground	2,268	210.70
	First	2,268	210.70
TOTAL		4,536	421.40
30 Stocks Street	Ground	2,035	189.00
	First	2,035	189.00
	Second	2,035	189.00
TOTAL		6,102	567
OVERALL TOTAL		10,638	988.40

Asking Rent

Available by way of a new IRI lease outside the Landlord and Tenant 54 Act on a short term basis at a quoting price of £45,000 per annum.

Business Rates

Interested parties should make their own enquiries with Manchester City Council.

EPC

Available upon request.

VAT

If VAT is applicable on this property it will be at the prevailing rate.

Viewing & Further Information

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

Dan Rodgers

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Date of Preparation

08 January 2025