

TO LET



SELF CONTAINED OFFICE SUITE WITH 6 CAR SPACES 229M² (2,465 SQ FT) PLUS BASEMENT STORAGE

**Ground Floor/Basement
Raven House
113 Fairfield Street
Manchester M12 6EL**

- Piccadilly Railway Station and Metrolink services approx. 0.5 miles to the west
- Just off Mancunian Way (A635)
- All city centre amenities including shops, bars, restaurants, hotels etc are within 1 mile of the subject property

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the north side of Fairfield Street approx. 1 mile to the east of Manchester City Centre. The property is well located for easy access to the Mancunian Way (A635). Piccadilly Railway Station and Metrolink services are less than 0.5 mile to the west and all city centre shops, bars, restaurants, hotels etc are within 1 mile to the west of the subject property.

DESCRIPTION

The property comprises a self contained ground floor office suite within a two storey brick built property beneath a flat roof.

The suite benefits from being largely open plan in layout, meeting rooms, WC, shower room and kitchen facilities. The property has an operational intercom system along with an alarm and electric shutters for security. There is gas central heating.

In addition, there is a basement which provides useful storage accommodation.

Externally, there are 6 on site car spaces available with the suite.

ACCOMMODATION

According to the Valuation Office, as measured on a net internal basis, the areas are as follows:

Ground Floor	229m ²	(2,465 sq ft)
Basement	223m ²	(2,400 sq ft)

LEASE

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£32,500 per annum**.

SERVICE CHARGE/INSURANCE

A service charge and building insurance will be apportioned and charged in addition to the rent.

BUSINESS RATES

The property has a rateable value of £29,250 and the rates payable are £14,595.75 per annum (2023/24 - 49.9p/£).



EPC

A copy of the EPC is available upon request.

VAT

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

VIEWING

By appointment with the sole agents:

WT Gunson

Neale Sayle
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Date of Preparation: August 2023

