wtgunson

commercial property consultants

TO LET

PRIME CITY CENTRE OFFICE SUITES

From 1,969 SQ FT – 3,938 SQ FT

11-13 New Wakefield Street
Manchester
M1 5NP

- Close to all City Centre amenities including retail, hotels, bars, restaurants, transport links etc
- Situated in the heart of Manchester City Centre
- Oxford Train Station is within close proximity

0161 833 9797 www.wtgunson.co.uk

1 King Street
Manchester M2 6AW
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LOCATION
The property is situated on the south side of New Wakefield Street in the heart of Manchester City Centre. All City Centre amenities including retail, bars, restaurants, hotels and transport links are within close proximity. Oxford Road station is close by.

DESCRIPTION
The property comprises the whole of the second and third floors within a four storey mid terraced property. The second floor is currently split into a number of separate meeting rooms and has its own WC and kitchen facilities. The third floor has an open plan section and three separate meeting rooms together with kitchen and WC facilities.

The space benefits from gas central heating and fluorescent strip lighting.

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

Second Floor	182.94 sqm	(1,969 sq ft)
Third Floor	182.94 sqm	(1,969 sq ft)
Total	365.88 sqm	(3,938 sq ft)

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

SERVICE CHARGE/BUILDING INSURANCE
A service charge for the up keep of common areas of the building and building insurance will be apportioned to the tenant.

BUSINESS RATES
To be confirmed.

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 agent:
W T Gunson for the attention of:
Neale Sayle
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RICS

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