wtgunson

commercial property consultants

FOR SALE/TO LET

SELF CONTAINED GROUND FLOOR MODERN OFFICE SUITE

2,058 SQ FT

Suite 2, Ingenta House
2 Poland Street
Ancoats
Manchester M4 6BR

- Highly popular Ancoats location on the periphery of Manchester City Centre
- Fast developing location
- May suit conversion to residential or alternative uses (subject to planning/necessary consents)

0161 833 9797 www.wtgunson.co.uk

1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

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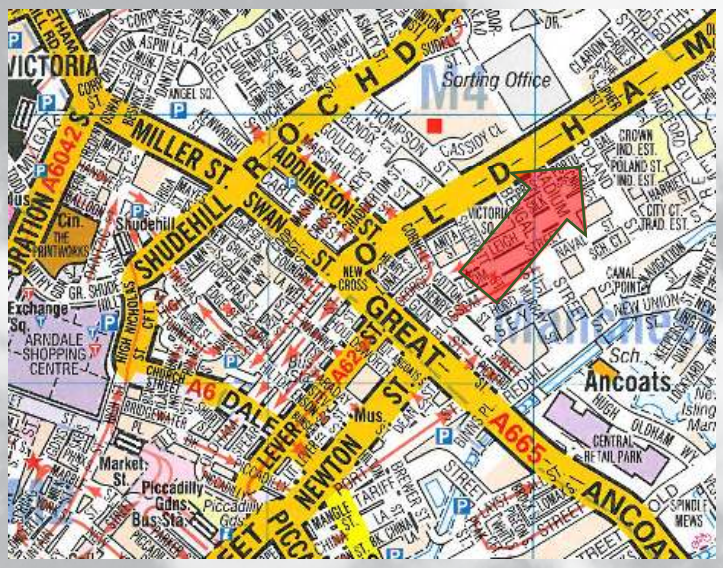
LOCATION

The suite is situated on the west side of Poland Street between the junctions of Silk Street and Portugal Street in the Ancoats area of Manchester.

Ancoats is a fast developing location on the periphery of Manchester City Centre. There are a number of significant flats developments and mill conversions which have been completed in the area with an abundance of other development schemes currently underway. Ancoats has become a popular location in its own right with a community feel and an abundance of bars, restaurants, cafes etc. Amenities include Rudy's Pizza, Canto, Elnecot, Seven Bro7hers Beerhouse, Aldi and Pure Gym.

Transport links are excellent with Manchester Piccadilly Railway Station and Metrolink Stations within a mile of the property.



DESCRIPTION

The property comprises a self contained ground floor office suite within a modern residential scheme. The suite is accessed via the main entrance to the building on Poland Street.

The suite is open plan in layout and benefits from suspended ceilings incorporating Cat II lighting, carpet tiled flooring and electric wall heaters. The suite has use of communal WC.

ACCOMMODATION

As measured on a net internal basis, the area is as follows:-

Suite 2	191m^2	(2,058 sq ft)

TENURE

The property is held long leasehold for a term of 999 years from 1 January 2012.

PURCHASE PRICE

Offers in the region of £360,000.

LEASE

Suite 2 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 £26,000 per annum.

BUSINESS RATES

To be confirmed.

EPC

Copies of the EPCs s are available upon request.

VAT

We are informed that VAT is not applicable.

VIEWING

By appointment with the sole agents:

W T Gunson
Neale Sayle
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Or
Sam Beckett
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RICS

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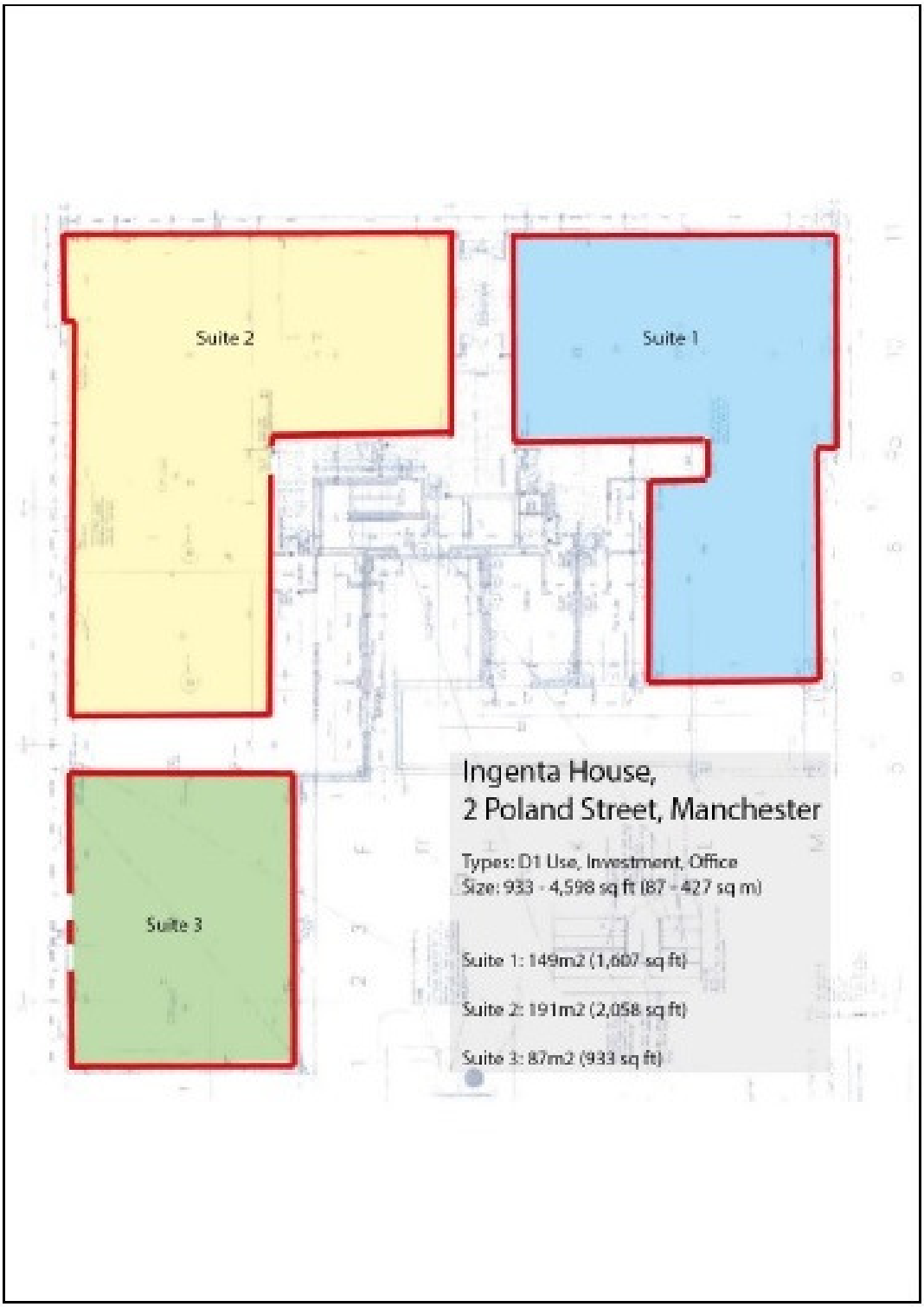

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