

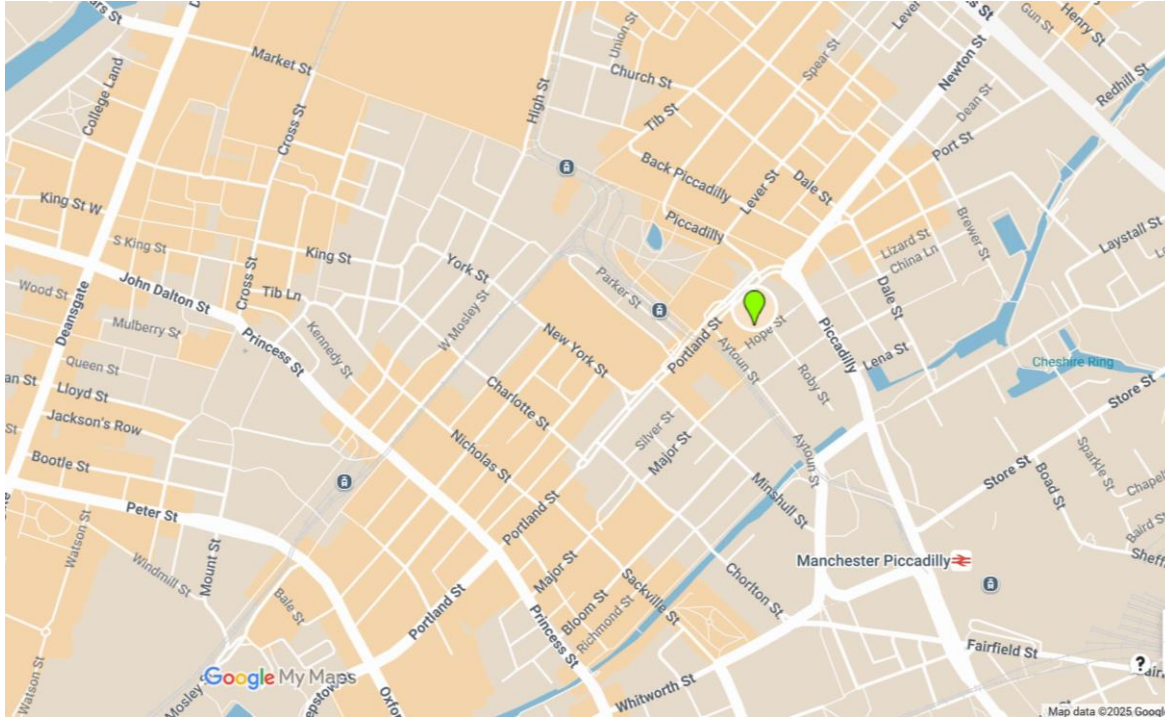
OFFICE TO LET

9 Portland Street
Manchester.
M1 3BE.

Your partners in property



9 Portland Street



DESCRIPTION

Offering an attractive and contemporary workplace, 9 Portland Street is one of Manchester's premier destinations for businesses seeking affordable, flexible workspace that is the perfect fit.

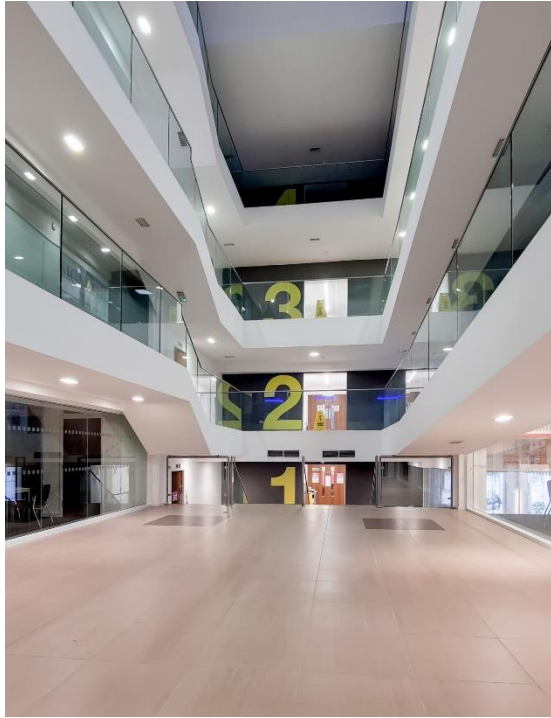
LOCATION

Located in the very heart of Manchester, 9 Portland Street offers excellent connections across the city centre. The building overlooks Piccadilly Gardens and the bus and tram interchange. Piccadilly train station is less than 5 minutes walk away.





9 Portland Street



AVAILABILITY

2 nd	5,014 sq ft (466 sq m)
2 nd	1,265 sq ft (118 sq m)
4 th	12,000 sq ft (1,115 sq m)
5 th	5,725 sq ft (532 sq m)
6 th	4,377 sq ft (407 sq m)
TOTAL	34,660 sq ft (3,220 sq m)

EPC

The building has an EPC rating of C.

MONEY LAUNDERING

Money laundering checks will be undertaken on any incoming occupier.

VIEWINGS

All viewings to be arranged via the joint agents, Knight Frank and Savills.

BUSINESS RATES

The incoming occupier will be responsible for the payment of rates and should make their own enquires to Manchester City council.

TERMS

The accommodation is available by way of a new lease for a term of years to be agreed.

VAT

All outgoing are quoted exclusive of but VAT may be payable.



For further information or to arrange a viewing please contact:

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