



For Lease

York House

York Street, Manchester, M2 3BB

To Let:

2,350 Sq Ft

Available via Sublease or Assignment

Superb opportunity to acquire a fully fitted & furnished office space in a central location at a competitive price point.

High quality office space in the heart of Manchester's CBD with a wide array of excellent local amenity on its doorstep.

CONTACT US

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Description

The property is perfectly positioned in the heart of Manchester's CBD. Occupiers benefit from excellent transport links, situated just a short walk away from St Peter's Square Metrolink stop, Manchester Piccadilly Station, and Manchester Victoria.

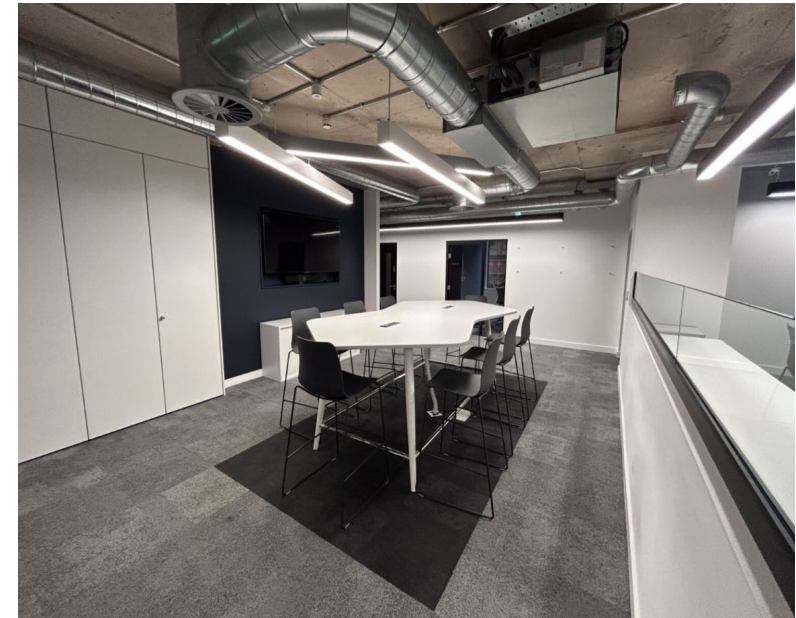
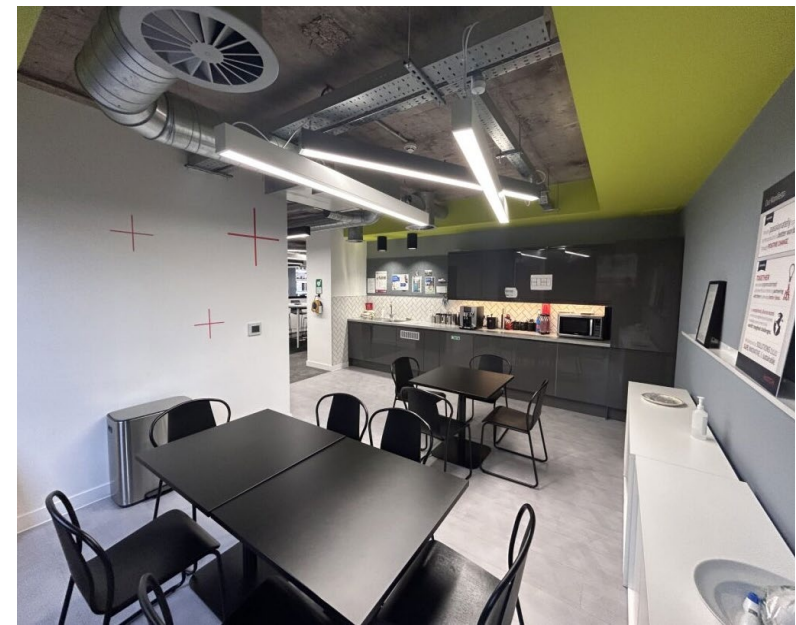
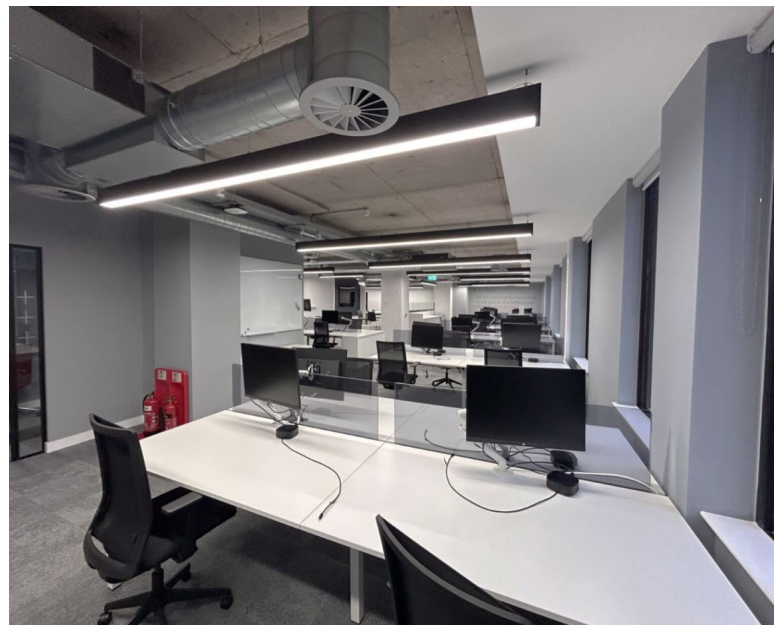
Specification

- Located in the prime core a short walk away from Piccadilly
- High end fully fitted office suite
- Air conditioning
- Exposed ceilings
- Shower and cycle facilities
- Disabled access
- 24-hour security and access

Areas

The areas detailed below are approximate Net Internal Areas inclusive of plant rooms.

4th Floor	2,350 Sq. Ft
Total	2,350 Sq. Ft



Fully Fitted Suite Specification:

The 4th floor is available as a fully fitted & furnished solution to the following specification:

- 26 Desks
- Fully Fitted Kitchen
- 1x 4-Person Meeting room
- 1x 8-Person Meeting Room
- 2x 2-Person Phone Booths
- 2x 1-Person Phone Booths

York House presents a unique opportunity to acquire a high-quality office space in a central location, whilst offering a competitive rental price to its surrounding buildings.

Occupational costs are as follows:

Rent:

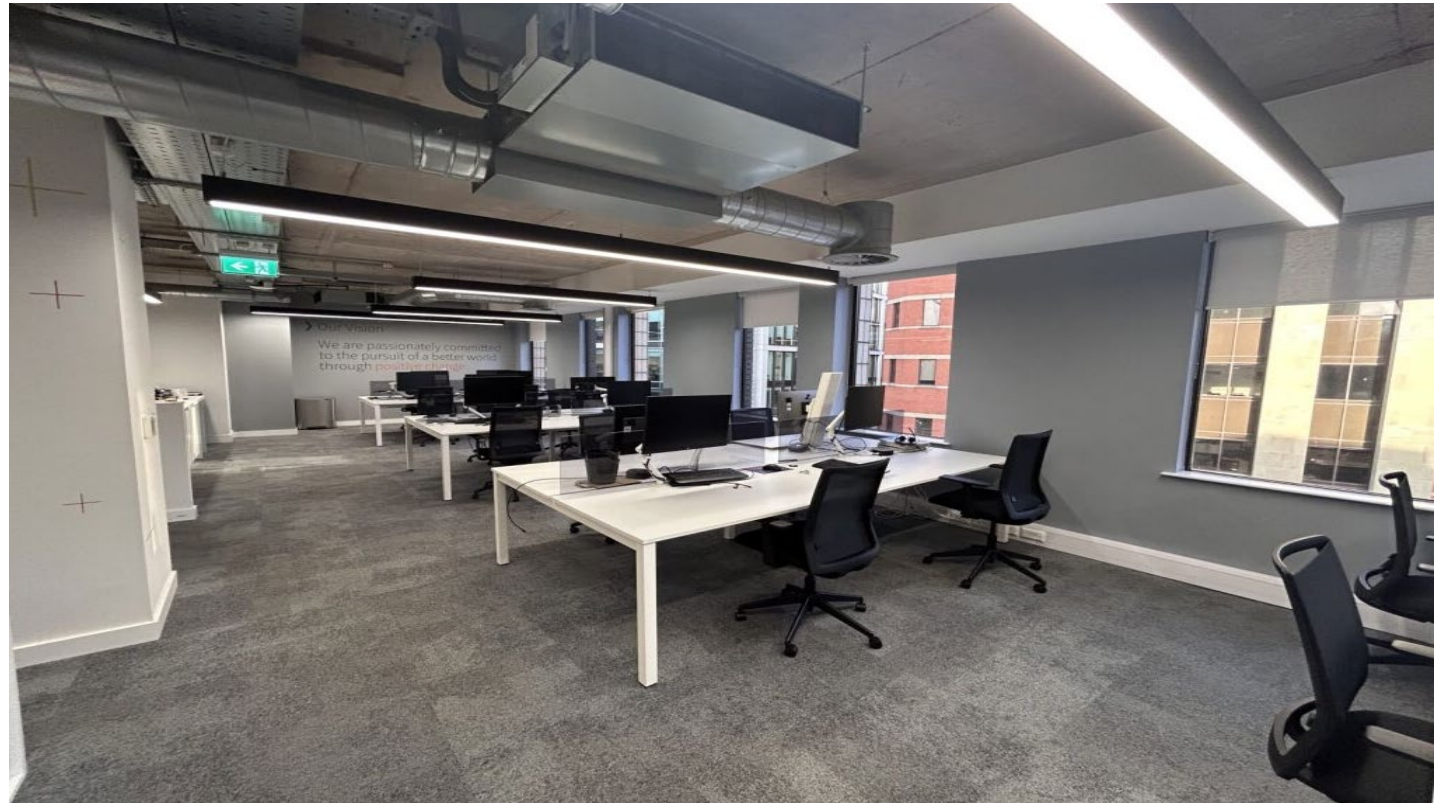
POA

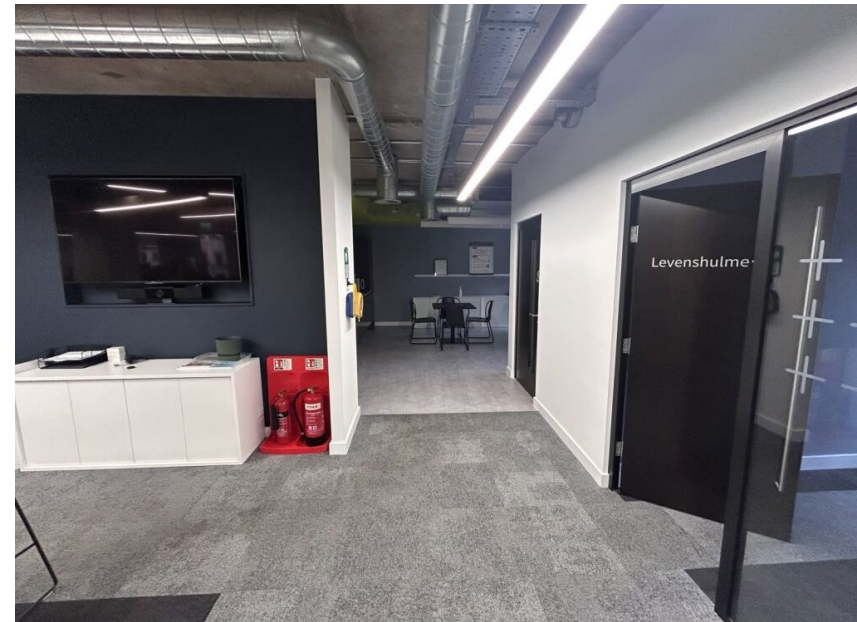
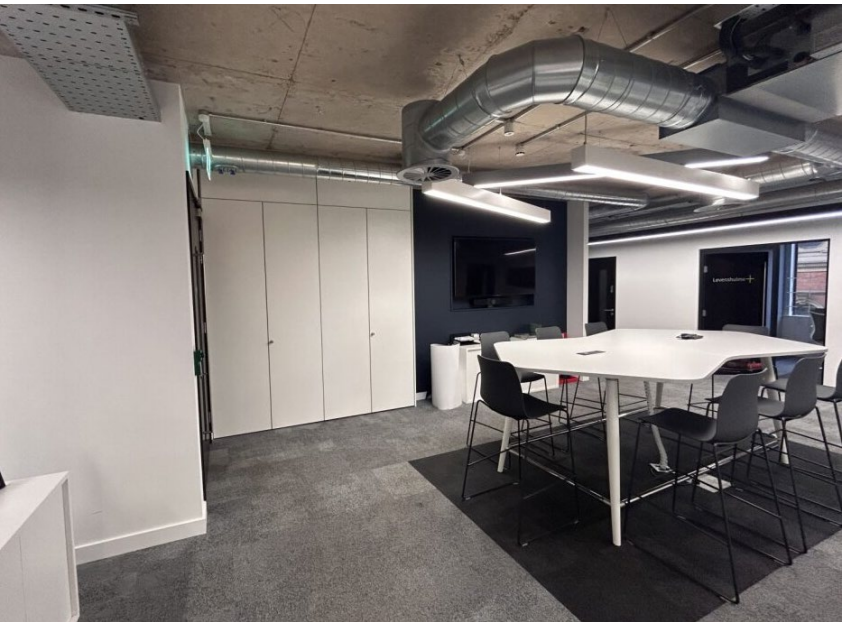
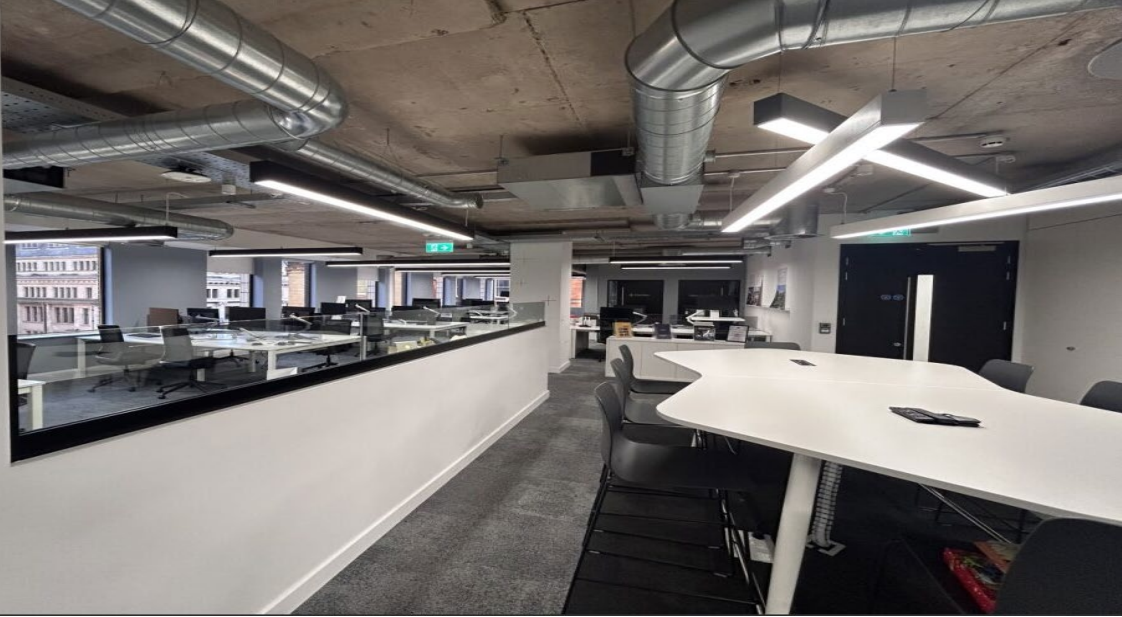
Service Charge:

£11.05 psf

Business Rates:

£10.31 psf







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