

**CARVERS WAREHOUSE  
DALE STREET  
MANCHESTER  
M1 2HG**

**DANIEL  
HARRIS** & CO  
**0161 237 9393**  
[www.dh-property.co.uk](http://www.dh-property.co.uk)

# TO LET

**OFFICE SPACE  
2,096 SQ FT & 2,196 SQ FT**

- CHARACTER SPACE
- SECURE BIKE STORAGE
- ORIGINAL FEATURES
- ON SITE CAFÉ/DELI



## Location

The property is situated on Dale Street in the City's Northern Quarter, surrounded by a variety of shops, bars and offices. The property is also close to rail, bus and metro stations, several car parks and the City's prime retail and commercial cores.

## Lease

The premises are to be made available on the basis of new leases for terms to be agreed on full repairing and insuring terms (by way of service charge).

## Carvers Warehouse

### Description

The smaller office is located on the first floor at the front of the building. The 4<sup>th</sup> floor space is largely open plan with meeting rooms and kitchen with original features, including stone walls and wooden beams. The building benefits from bike storage, shower facilities and on-site café with contract parking available.

### Legals

Each party to bear their own legal fees incurred in this transaction.

### Accommodation (Gross Internal Area)

Unit	Size Sq ft	Size M <sup>2</sup>
3A	2,096	194.72
4 <sup>th</sup> Floor	2,196	204.01

### Planning

The unit is suitable for office use.

EPC RATING: C

## COSTS

### RENT

Unit	Rent per annum
3A	£48,250
4 <sup>th</sup> Floor	£50,750

Exclusive of VAT

### SERVICE CHARGE

Unit	Per Annum
3A	£20,519
4 <sup>th</sup> Floor	£21,498

Exclusive of VAT & Buildings Insurance

### RATES

Unit	Rateable Value
3A	TBC
4 <sup>th</sup> Floor	£38,000

Further information on request. Interested parties are advised to make their own enquiries with the Local Ratings Authority.

### VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

### IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

### VIEWING

By appointment with appointed agents:



Daniel Harris

dh@dh-property.co.uk

07973 761848



Matt Pickersgill

matt.pickersgill@avisonyoung.com

07837 032488



Harry Fox

hfox@obiproperty.co.uk

07502 223542

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.