



The Green Building, 4 River Street,
Manchester M1 5BG

Self-contained two storey premises
with large outdoor terrace

TO LET
FOR SALE

9,106 Sq Ft
(846 Sq M)

The Green Building, 4 River Street, Manchester M1 5BG

DESCRIPTION

The property comprises a purpose built self-contained two storey nursery premises with a dedicated external terrace at first floor. Ground floor is accessed via a secure gate on River Street. First floor access is provided either by way of an internal staircase or DDA lift.

The property is currently split into several classrooms and associated accommodation including staff room and catering facilities. The property would be suitable for alternative uses including offices, F&B or health uses (subject to planning permission).

- ✔ Iconic city centre building
- ✔ Self-contained 2 storey premises
- ✔ Fully fitted as nursery
- ✔ Suitable for alternative uses including offices (STPP)
- ✔ Close to St Peter's Square and education corridor



ACCOMMODATION

Gross Internal Areas	sq ft	sq m
First Floor		0
Ground Floor		0
Total	9,106	846

VAT

We understand that the property has been elected for VAT which would be chargeable on the transaction.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

Price/Rent upon application. Subject to Contract.

TERMS

The property is held long leasehold for a Term of 999 years from 24th June 2002 at an annual peppercorn rent. Alternatively a new occupational lease would be considered for the property.

EPC

The property has an EPC rating of C-65.

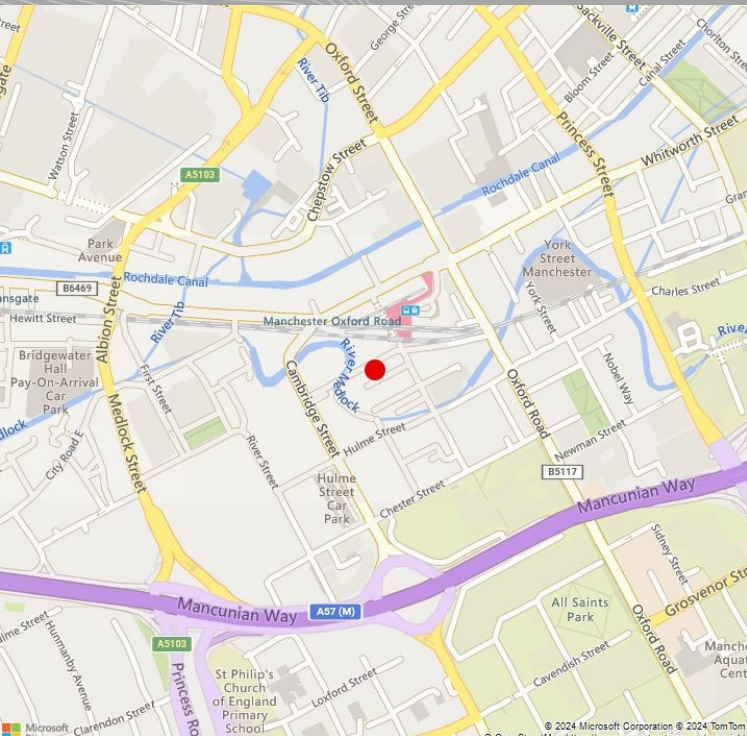


ACCESS TO: **MACINTOSH VILLAGE**
The little village in the big city
RIVER STREET TOWN HOUSES | RIVER STREET APARTMENTS
THE FOUNDRY



THE GREEN BUILDING
THE FOUNDRY
RIVER STREET TOWN HOUSES
RIVER STREET APARTMENTS
NURSERY

VILLAGE
ACCESS
RIVER STREET
TOWN HOUSES



LOCATION

The property forms part of The Green Building within Macintosh Village and is prominently located fronting River Street which provides access to Oxford Street/Oxford Road and Whitworth Street West. Oxford Road station is within a 5 minute walk and 10 minutes to St Peters Square interchange which provides direct access via the Metrolink to both Piccadilly and Victoria stations.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

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