

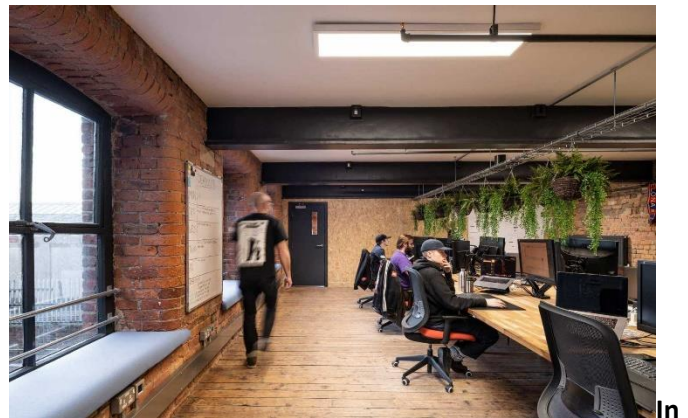
**Beehive Mill
Jersey Street
Manchester
M4 6JG**

**DANIEL
HARRIS** 
0161 237 9393
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TO LET

**CHARACTER OFFICE SUITES
731 SQ FT – 1,073 SQ FT**

- MEETING ROOMS
- ANCOATS URBAN VILLAGE
- BIKE STORAGE/SHOWERS
- ON-SITE COFFEE SHOP



Location

Located in the heart of Ancoats – Manchester’s largest area of regeneration, adjacent to New Islington with a water park, marina and free school. The Metrolink is accessed via the New Islington tram stop with easy access to Piccadilly and Victoria Stations and close to the City’s inner ring road. The area is served by a number of independent retailers, including Rudy’s Pizza and Ancoats General Store (inc Post Office) with the Northern Quarter a short walk away.

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).

Beehive Mill

Description

The premises comprise excellent open plan studio style offices with modern shared kitchen areas, secure internal bike storage and contemporary shower facilities. The offices have original features and good natural light. A spacious character reception, with Concierge, offering communal seating, shared meeting room and on-site coffee shop.

Legals

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

Accommodation

Unit	Size (sq ft)	Size (m ²)
2KLM	731	67.91
2G	971	90.20
2BC	1,073	96.34

Rent

Unit	Rent pa	Service Charge pa
2KLM	£21,200	£6,579
2G	£28,200	£8,739
2BC	£31,100	£9,657

Exclusive of VAT | Rent subject to 5% per annum

PLANNING

Suitable for office, studio and showroom use.

SERVICE CHARGE

£9.00 psf

Inclusive of Buildings Insurance
Inclusive of Electricity & Heating

RATES

Unit	RV
2KLM	£11,250
2G	TBC
2BC	TBC

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

VAT

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

EPC

EPC RATING: INFORMATION ON ENQUIRY

VIEWING: By appointment with appointed agents:



Daniel Harris

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0161 244 5500

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.

Daniel Harris & Co

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