



DANIEL & CO
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14 Little Lever Street, Manchester, M1 1HR
Office To Let | £17,780 per annum | 889 sq ft
2nd Floor Studio/Office Space

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Summary

- Rent: £17,780 per annum
- Service charge: £5,111 per annum
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

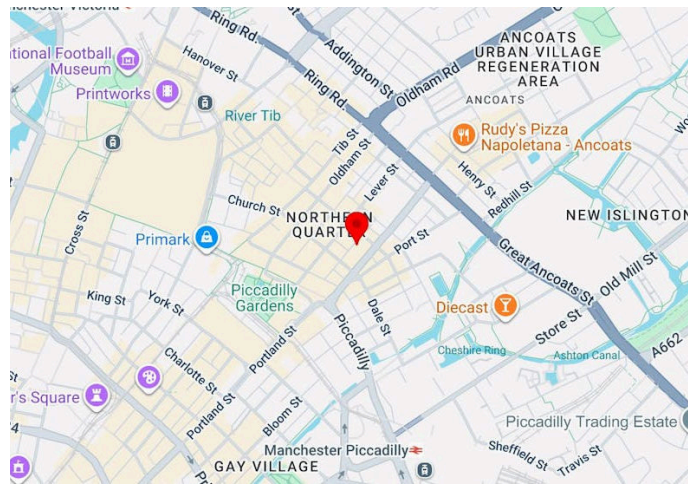
Contact & Viewings

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Description

The refurbished space is largely open plan and benefits from good natural light and has built in kitchen. There is bike storage on the premises and on site Building Manager.

Location

The property is situated on Little Lever Street in the heart of the City's Northern Quarter with numerous independent shops, bars and restaurants in the immediate vicinity, as well as occupiers from the fashion, creative and media industries. The area is a short distance from the City's prime commercial and retail cores with easy access to rail, bus and metro networks.

Accommodation

Floor/Unit	Size	sq ft	sq m
2nd	889 sq ft	889	82.59
Total		889	82.59

Viewings

Stricly by appointment with appointed Agents.



Lease

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

Planning

The unit is suitable for office use.

Rates

Rateable Value: £14,500

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.

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.

