



**TO LET : Modern high-quality workspaces in high quality business centre with parking**

*Rents offered on an all-inclusive basis*

**BizSpace's City View House  
5, Union Street  
Ardwick  
M12 5JD**





### Location / Description

City View House is located just off the Mancunian Way and is a 10 minute walk of Piccadilly train station. The centre successfully combines a modern environment with stylish decor where all offices are flooded with natural light and the on-site team are dedicated to offering the highest standards of support and customer services. Offices range in size from 1-20+ workstations and are furnished to a high standard with air conditioning, feature rich telephony, and high speed internet connectivity via a leased line supplying up to 100Mbps to every office

### Property Details

|                |  |
|----------------|--|
| Size           | A variety of office sizes are available or could be created to suit an occupier's particular requirements. |
| Rent           | POA - Rents will vary according to the size of suite taken   |
| Lease Terms    | Flexible terms are available   |
| Service Charge | Rents are inclusive of service charge and the other usual property-holding costs                           |
| EPC Category   | Available upon request   |
| Legal Costs    | Each party to be responsible for their own legal /professional costs                                       |
| Rateable Value | Rents are inclusive of business rates  |

### Contact us

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### IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

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