



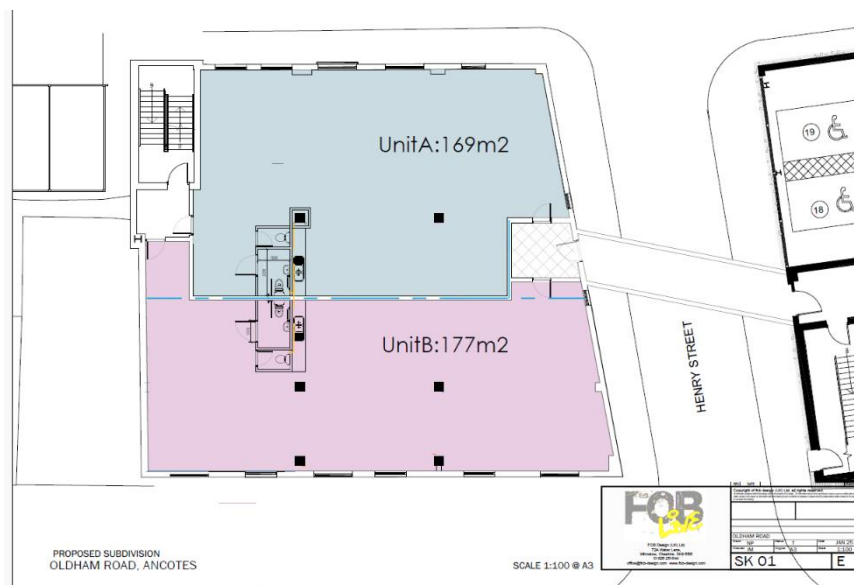
Units A and B, 2nd Floor, 6 Oldham Road, Manchester, M4 5DB

- 1,819sqft(169m²) to 3,724sqft(346m²) available.
- Units available separately or can be combined.
- Prominent location fronting Oldham Road within Manchester's popular Ancoats district.
- Within walking distance of Piccadilly Gardens and Shudehill metrolink stops.
- Modern second floor office space.
- Quoting £20 per square foot for a letting. Consideration may also be given to a sale.
- Fully furnished options available.

LOCATION

The property occupies a prominent location fronting Oldham Street within Manchester's growing Ancoats district and within close proximity to the popular Northern Quarter. The location is well connected with both Piccadilly Gardens and Shudehill Metrolink stops within walking distance.

Both Ancoats and The Northern Quarter continue to witness significant commercial and residential growth with a number of large scale developments within the immediate vicinity creating an exciting environment. The area has attracted various quality leisure operators including Rudy's, Crown and Kettle, Ramona and Mackie Mayor.



DESCRIPTION

The property comprises a modern 2nd floor office space accessed via a communal entrance fronting Oldham Road.

ACCOMMODATION

In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

Unit A: 1,819 sq ft (169m²)

Unit B: 1,905 sq ft (177m²)

Total Area: 3,724 sq ft (346m²)

TENURE

Leasehold.

QUOTING RENT

We are quoting £20 per square foot for the rent.

PRICE

Upon application.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

SERVICE CHARGE

Upon application.

EPC

Energy Performance Certificate Rating available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will bear their own legal costs in relation to this transaction.

To arrange a viewing please contact:



Bilal Ashraf

Director

Bilal.ashraf@g-s.co.uk

07341 547 047

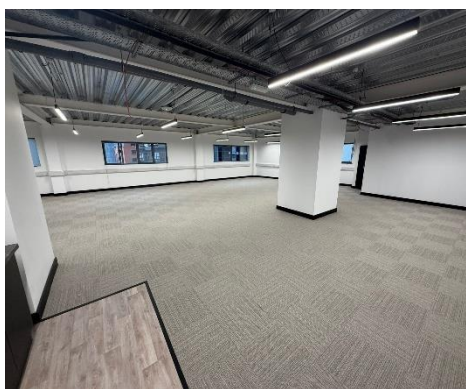


Matt Roberts

Surveyor

matthew.roberts@g-s.co.uk

07570 294 627



IMPORTANT NOTICE

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