

**85 HIGH STREET
MANCHESTER
M4 1BD**

**DANIEL
HARRIS** 
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TO LET

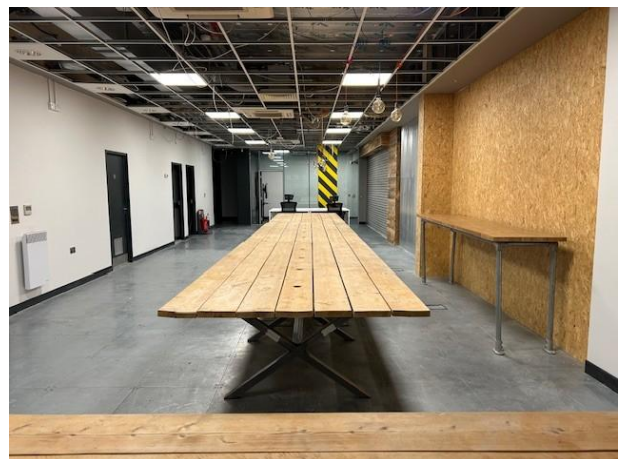
(SHORT TERM)

1,753 SQ FT

**NORTHERN QUARTER
GROUND FLOOR**

OFFICES

LOW RENT



Location

The property is located in Cube 3 (immediately off High Street in the centre of the City's Northern Quarter) behind the ornate gates of the original Smithfield Market. It is located close to Shude Hill Transport Interchange, various car parks, the Arndale Centre and close by the numerous bars and restaurants along High Street, Edge Street and Thomas Street.

Lease

The property is being offered way of a Licence/Sub Lease until February 2027 on Full Repairing Terms (by way of Service Charge).

85 HIGH STREET

Description

The space comprises ground floor accommodation with glazed meeting room, WCs and air-con. The space also has the shared use of several meeting rooms in the inter-communicating adjacent office.

Furnishing can also be provided if required.

Legals

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

Accommodation

1,753 sq ft

162.8 m²

Planning

The unit is suitable for office use.

COSTS

RENT

£25,500 pa

SERVICE CHARGE

Utilities, Rates & Service Charge
to be paid on an apportioned basis

RATES

Rateable Value: 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: TBC

VIEWING: By appointment with appointed agents:



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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.