

# CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

**Prepared for Base**

18th June 2024

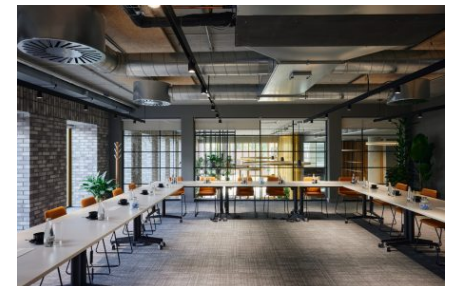


**BASE, MANCHESTER SCIENCE PARK, GREENHEYS LANE, MANCHESTER, M15 6LR**

**Features:**

- Air Conditioning
- LED Lighting
- Full Access Raised Floors
- Communal Auditorium
- Events Space
- Roof terrace
- Business Lounge
- Meeting Rooms
- Secure Bike Storage and Showers
- On-site cafe
- On-site gym
- EPC A
- Additional parking available

[View Online](#)



**Availability:**

Suite	Size (Sq ft)	Fitted	Furnished	Parking	Virtual Tour	Rent / Price (psf pa)	Service Charge (psf pa)	Business Rates (psf pa)	Parking Cost (per space pa)
Maker Space 1	1,925	N	N	1:1,000		£28.50	£6.51	£8.40	£1,500 pspa
Maker Space 2	2,197	N	N	1:1,000		£28.50	£6.51	£8.40	£1,500 pspa
Ground - Suite 2	686	N	N	1:1,000		£28.50	£6.51	£8.40	£1,500 pspa
Ground - Suite 3	636	N	N	1:1,000					£1,500 pspa
Ground - Suite 4	636	N	N	1:1,000					£1,500 pspa
3rd Floor	18,613	N	N	1:1,000	<a href="#">Virtual Tour</a>	£28.50	£6.51	£8.40	£1,500 pspa
4th Floor - Suite A	3,630	N	N	1:1,000		£28.50	£6.51	c. £8.40	£1,500 pspa