

**CHARLTON HOUSE
27 ARDWICK GREEN
MANCHESTER
M12 6FZ**

**DANIEL
HARRIS** & CO
0161 237 9393
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TO LET

**CHARACTER OFFICE SUITS
188 SQ FT - 292 SQ FT**

- **GRADE II LISTED**
- **FLEXIBLE LEASES**
- **USE OF REAR GARDEN**
- **CLOSE TO CITY CENTRE**



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Location

The property is located overlooking Ardwick Green, less than half a mile and a 10 minute walk from both Piccadilly Rail and Bus Interchange and Manchester University. It is adjacent to the A6, one of the main routes from the City Centre to Stockport and the A57(M) inner ring road.

Lease

The premises are to be made available on the basis of new leases for terms to be agreed on full repairing and insuring for minimum terms of 12 months.

Chorlton House, 27 Ardwick Green

Description

The available space is located within a Grade II Listed character house, which has retained numerous original features and provides shared kitchen and WC facilities.

Legals

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

Planning

The units are suitable for office use.

Accommodation (Gross Internal Areas)

Room	Size sq ft	Size m ²
GF (Room 5)	292	27.12
SF (Room 10)	188	17.46
SF (Room 11)	202	18.76

Use

The units are suitable for office use.

EPC RATING: D

COSTS

RENT

Unit	£ pa
GF (Room 5)	£9,500
SF (Room 10)	£6,150
SF (Room 11)	£6,600

RATES

Most tenants will benefit from Small Business Rates Relief, meaning no Rates will be payable. Further information on request.

SERVICE CHARGE

Rent is inclusive of Service Charge, Buildings Insurance, Heating & Electricity, Water and Broadband
Exclusive of VAT

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.

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.