

**WESTMINSTER HOUSE
11 PORTLAND STREET
MANCHESTER
M1 3HH**

**DANIEL
HARRIS** 
0161 237 9393
www.dh-property.co.uk

TO LET

[BY ASSIGNMENT]

**SELF-CONTAINED
GROUND FLOOR
OFFICES
3,598 SQ FT**



Location

Westminster House is located on the corner of Portland Street and Minshull and opposite Piccadilly Gardens in the heart of Manchester City Centre. It is within 1 minute of Piccadilly Bus and Tram Interchanges and within a few minutes walk of Piccadilly Railway Station, the Arndale Centre and the City's Northern Quarter.

Description

The available space is located on the ground floor with direct street access from Minshull Street. The space is currently configured with a reception area and 9 individual offices/meeting rooms but could easily be reconfigured for alternative uses and layout. The space includes laminate floor, air conditioning, entry-phone system etc.

Westminster House

Lease

The premises are available by way of an assignment of the current lease expiring on 5th December 2029, on full repairing and insuring terms (by way of service charge).

Sub-leasing of the whole for a shorter period may also be considered.

Legals

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

Accommodation

3,598 sq ft

334m²

Planning

The unit is suitable for office/educational use. Other commercial uses will also be considered.

EPC: TBC

COSTS

RENT

£71,900 pa

SERVICE CHARGE

TBC

RATES

Rateable Value: £68,000

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.

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:



Daniel Harris

dh@dh-property.co.uk

07973 761848

Sarah Lovell

sarah@dh-property.co.uk

0161 237 9393

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.