

39A Edge Street

Manchester, M4 1HW

**DANIEL
HARRIS** & CO



TO LET

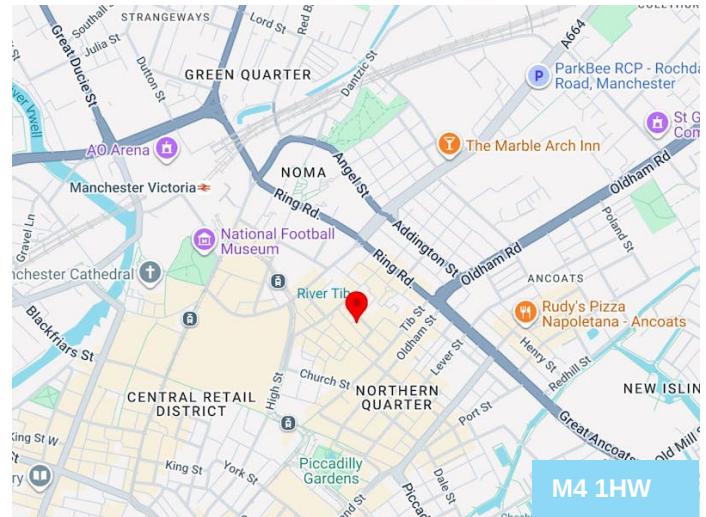
1,027 SQ FT
(95.41 SQ M)

£20,540 PER ANNUM

- Northern Quarter
- Meeting Room & Kitchen

First Floor Office Suite

0161 237 9393 | dh-property.co.uk



Summary

Available Size	1,027 sq ft
Rent	£20,540 per annum
Rateable Value	£18,500
Service Charge	£3,762 per annum
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The space is located on the first floor and includes kitchen area, meeting room and open plan office with good natural light. The building has 24 hour access and audio entry system.

Location

The property is located within the City's Northern Quarter on Edge Street surrounding by numerous independent shops, bars and restaurants and is a short distance from the Arndale Centre and Manchester's retail core. The property is located a short distance from both Piccadilly and Victoria train, tram and bus interchanges.

Accommodation

The space comprises the following area:

Floor/Unit	sq ft	Rent
1st	1,027	£20,540 /annum
Total	1,027	

Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

Planning

The unit is suitable for office use. Other uses may be considered.

Viewings

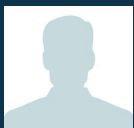
Strictly by appointment with the appointed Agents.

Identify Checks/AML

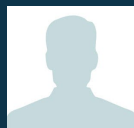
The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will also need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Business Rates

Rateable Value: £18,500



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IMPORTANT NOTICE

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. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 01/07/2026

