

**Basil Chambers**  
**65 High Street**  
**Manchester**  
**M4 1FS**

**DANIEL**  
**HARRIS**  
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# TO LET

**OFFICE SUITES**  
**1,107 SQ FT – 2,583 SQ FT**

- NORTHERN QUARTER
- CHARACTER SPACE
- GOOD NATURAL LIGHT
- ORIGINAL FEATURES



## Location

Basil Chambers is located on High Street adjacent to the Arndale Centre and the City's Northern Quarter. It is close to Shude Hill Metro Station and Arndale Car Park. It is a short distance from the City's prime retail and commercial cores. It is surrounded by numerous independent bars, restaurants and shops.

## Lease

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

## Basil Chambers

### Description

The premises comprise self-contained office suites on the 4<sup>th</sup> floor, providing recently refurbished character space with good natural light. The building also has a recently upgraded reception area, video entry phone and 24 hour access. Suite 4C has an electric heating/cooling system.

### Legals

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

### Accommodation (Gross Internal Area)

OFFICE	SIZE Sq Ft	SIZE m <sup>2</sup>
6	1,107	102.84
3D	2,544	236.34
4A	1,884	175.02
4B	1,960	182.09
4C	2,583	239.96

### Planning

The unit is suitable for office use.

EPC RATING: E

## COSTS

### RENT

OFFICE	RENT PA (EXC OF VAT)
6	£22,140
3D	£58,500
4A	£37,680
4B	£39,200
4C	£59,409

### SERVICE CHARGE

6	£9,150
3D	£15,500 pa
4A	£11,492 pa
4B	£11,956 pa
4C	£15,756 pa

Exclusive of VAT | Inclusive of Buildings Insurance and Sinking Fund

### RATES

#### 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.

### 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 agent:



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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.

