

**BARLOW HOUSE
MINSHULL STREET
MANCHESTER
M1 3DZ**

**DANIEL
HARRIS** 
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TO LET

**5TH FLOOR OFFICE
337 SQ FT – 5,476 SQ FT**

- GROUND FLOOR RECEPTION
- FLEXIBLE TERMS
- CENTRAL LOCATION



Location

Barlow House is located on Minshull Street close to its junction with Portland Street in Manchester City Centre. It is conveniently located close to Piccadilly Gardens, Bus and Metrolink Stations. It is also close to Manchester Metropolitan University, Kampus, several hotels and the City's prime core. Piccadilly Station is 5 minutes walk from the property, offering connections locally, nationally and internationally with a number of car parks close by.

Lease

The units are available on flexible terms – further information on request.

Barlow House

Description

The available space is on the 5th floor of the building, which has a manned ground floor reception and lift access. The available space is flexible and includes shared kitchen and WCs and comprises a series of inter-communicated rooms accessed via a central corridor and includes full carpeting, suspended ceiling, LED lighting etc.

Legals

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

Accommodation

Space is available from:

337 sq ft – 5,476 sq ft

[31.3 m² – 508.7 m²]

Planning

The unit is suitable for office or education use.

EPC RATING: C

COSTS

RENT

Rents are inclusive of Rent, Service Charge, Utilities and Buildings Insurance. Further information on request.

SERVICE CHARGE

Inclusive

RATES

RATEABLE VALUE: 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:



Daniel Harris

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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.

