

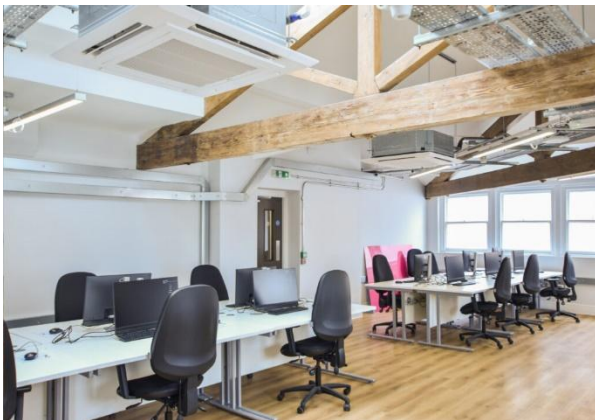
**CHEETWOOD HOUSE
21 NEWTON STREET
MANCHESTER
M1 1FZ**

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

TO LET

**OFFICE SPACE
1,034 – 2,314 SQ FT**

- CHARACTER SPACE
- NORTHERN QUARTER LOCATION
- AIR-CONDITIONING
- REFURBISHED OFFICES



Location

The property is situated on Newton Street in the heart of the City's Northern Quarter with numerous independent shops, bars and restaurants in the immediate vicinity, as well as occupiers from the fashion, creative and media industries. The area is a short distance from the City's prime commercial and retail cores with easy access to rail, bus and metro networks.

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).

21 Newton Street

Description

The building has been comprehensively refurbished to include air conditioning, kitchen and WCs to each floor with security fob access, perimeter trunking and configured with a mix of open plan offices and private offices/meeting rooms.

Legals

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

Accommodation

Floor	Sq Ft	m ²
2 nd	1,034	96
3 rd	1,065	99
4 th	2,314	215

Planning

The unit is suitable for office use.

COSTS

RENT

Suite	Rent
2.2	£22,748
3.2	£23,430
4.1	£50,908

SERVICE CHARGE

TBC

EPC RATING: C

RATES

Floor	Rateable Value
2.2	£15,250
3.2	£13,500
4.1	TBC

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

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

dh@dh-property.co.uk

0161 237 9393

Sixteen.

Scott Shufflebottom

scott@sixteenrealestate.com

0771 5683369

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.