

MANCHESTER

UNIT G44-G45, TOWER 12, SPINNINGFIELDS

FITTED RESTAURANT UNIT TO LET



LOCATION

The premises occupy a prime position in Spinningfields, at a key entrance point into the centre of the development. Nearby occupiers include **Oast House, Dishoom, Honest Burgers and Sexy Fish.**

Spinningfields is the pre-eminent office and leisure development in Manchester, The development now extends to over 4.6 million sq ft, with over 20,000 people working at the 165 businesses located there.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:-
Ground Floor: 100.5 sq m (1,082sq ft)
First Floor : 1,191 sq m (12,820 sq ft)

TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

RENT

£250,000 per annum exclusive.

SERVICE CHARGE

The current service charge estimate is £82,718 per annum. Further details upon request.

RATES

Rateable Value (2023) £89,500.

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

A copy of the EPC is available upon request.

SUBJECT TO CONTRACT VACANT POSSESSION & WITHOUT PREJUDICE

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