

Ducie House  
Ducie Street  
Manchester  
M1 2JW

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

# TO LET

**OFFICE SUITE  
213 SQ FT - 923 SQ FT**

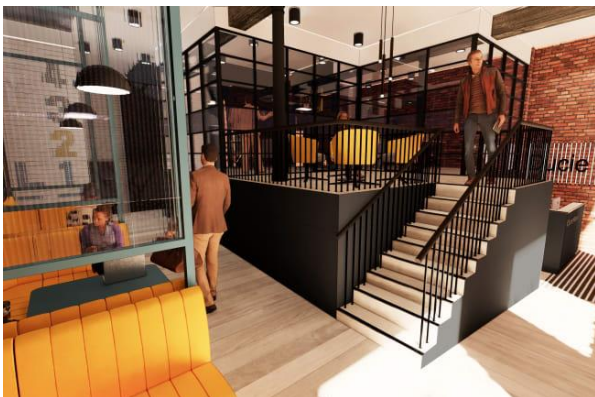
- REFURBISHED MILL
- SHARED MEETING ROOMS
- NEW RECEPTION AREA
- BIKE STORAGE/SHOWERS
- CONCIERGE
- ON-SITE CAR PARK\*



External



Internal



Reception (CGI)



Internal

## Location

Located on Ducie Street between Great Ancoats Street (inner ring road) and Piccadilly Station, close to Manchester's Northern Quarter and Great Ancoats Urban Village, with numerous independent shops and restaurants close by and convenient for all major transport links.

## 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).

## Ducie House

### Description

Recently refurbished, the premises comprise excellent open plan studio style offices with modern shared kitchen areas and meeting rooms. An impressive reception area with concierge and generous seating areas with shower facilities and external bike storage. \*Ducie House has its own car park for permit holders at an additional charge.

### Legals

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

### Planning

The units are suitable for office use.

### Accommodation (Gross Internal Areas)

Unit	Size sq ft	Size m <sup>2</sup>
113	213	19.78
306	923	85.74

### Use

The units are suitable for office use.

EPC RATING: D

## COSTS

### RENT

Unit	£ pa
113	£8,250
306	£34,500

### RATES

Unit	Rateable Value
113	£5,000
306	£19,500

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

### SERVICE CHARGE

**Service Charge, Buildings Insurance, Heating & Electricity Included in Rent**  
Exclusive of VAT

### 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 agents:



Daniel Harris

dh@dh-property.co.uk

07973 761848



Matt Pickersgill

Matt.pickersgill@avisonyoung.com

07837 032488



Harry Fox

hfox@obiproperty.co.uk

07502 223542

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.