

**79 LEVER STREET
MANCHESTER
M1 1FL**

**DANIEL
HARRIS** 
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TO LET

OFFICE/STUDIO SPACE

858 SQ FT

**REFURBISHED
BUILDING**



Location

The property is located on Lever Street on the corner with Houldsworth Street and close to Great Ancoats Street (A665). It is in the City's Northern Quarter, adjacent to Ancoats, and close to the numerous bars and restaurants around both Stevenson Square and Cutting Room Square. It is also within a few minutes walk of Piccadilly Bus, Rail and Met Interchanges.

Lease

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

79 Lever Street

Description

The building has been comprehensively refurbished to include new LED lighting, electric heaters and perimeter trunking. Each floor also includes new WC and kitchen facilities. The second floor suite is open plan with glass partitioned meeting room, kitchen and WCs.

Legals

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

Accommodation (Gross Internal Areas)

Floor	Size sq ft	Size m ²
Second	858	79.71

NB There is a basement store of 305 sq ft with limited head height available to rent. Further information on request.

Use/Planning

The units are suitable for office use. Other uses would be considered.

EPC RATING: TBC

COSTS

RENT

Unit	£ pa
Second	£18,900

RATES

Unit	Rateable Value
Second	£10.500

SERVICE CHARGE (Current)

Service Charge: £4,255 pa
Buildings Insurance: £729 pa

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:



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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.