

**12 Hilton Street
Northern Quarter
Manchester
M1 1JF**

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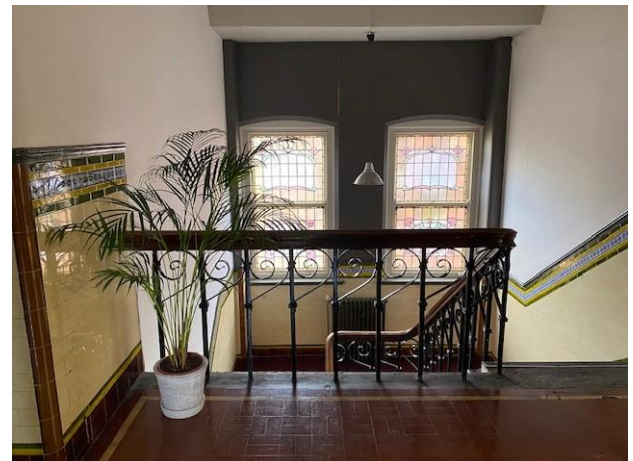
TO LET

**THIRD FLOOR OFFICE SUITE
1,600 SQ FT**

- CHARACTER BUILDING
- BIKE STORAGE/SHOWERS
- NQ LOCATION
- OUTSIDE DECKING AREA



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Location

The property is located on Stevenson Square in the centre of the City's Northern Quarter with numerous bars, restaurants and shops being located in the immediate vicinity and close to all major transport links.

Lease

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

12 Hilton Street

Description

The premises comprise 3RD floor open plan studio style offices with original features and good natural light. There is secure internal bike storage and shower facilities with outside decking area. The offices have 24 hour access.

Legals

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

Accommodation

Unit	Size (sq ft)	Size (m ²)
3rd	1,600	148

Planning

The units are suitable for office use.

COSTS

RENT

£28,000 pa

Exclusive of VAT

SERVICE CHARGE

Service Charge: £7,776 pa

Exclusive of VAT | Inclusive of Buildings Insurance

RATES

Rateable Value: £23,500

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.

EPC

EPC RATING: D

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.