

# 3 Park Place

Cheetham Hill, Manchester, M4 4EZ

**DANIEL** & CO  
**HARRIS**



## TO LET

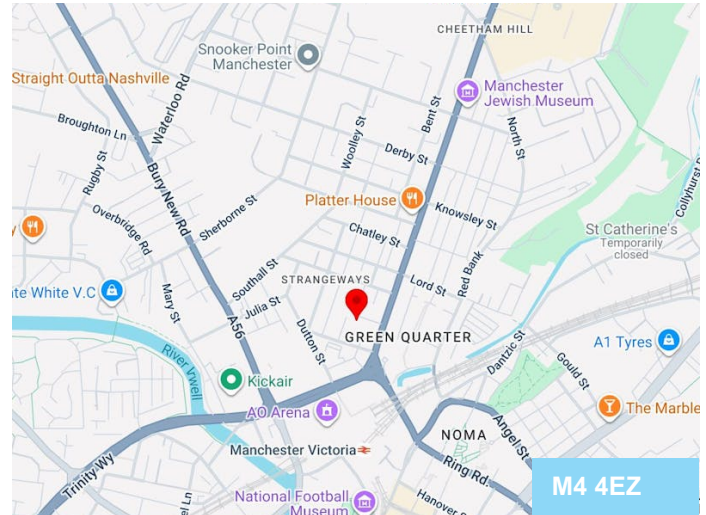
2,217 SQ FT  
(205.97 SQ M)

**£38,798 PER ANNUM**

- Air conditioning
- Fully Refurbished to High Standard
- Private Kitchen and Bathrooms

Contemporary Office Unit  
in Fully Refurbished  
Building

0161 237 9393 | [dh-property.co.uk](http://dh-property.co.uk)



## Summary

Available Size	2,217 sq ft
Rent	£38,798 per annum
Service Charge	£2.50 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B

## Description

Park Place is an attractive office building fitted out to a very high standard. It enjoys a prominent position close to Manchester City Centre.

The available space is on the second floor and comprise a main open plan area with meeting room/private offices, fitted kitchen and WCs. All spaces are offered for rent unfurnished.

## Location

Travel Times

Manchester Victoria 5 mins

Manchester Piccadilly 15 mins

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Size	sq ft	sq m	Total /sq ft	Total year	Availability
2nd	2,217 sq ft	2,217	205.97	-	-	Available
<b>Total</b>		<b>2,217</b>	<b>205.97</b>			

## Viewings

Strictly by appointment with the letting agent

## Rent & Terms

Minimum lease term 5 years with a break clause set at 3 years with 3 month notice.

## Rates

The office units are rated individually. Small business rates relief should apply to qualifying businesses.

## Car Parking

The site includes a private car park, with parking spaces exclusively for the office occupiers. The number of spaces to be agreed with the tenant.

## Legal Costs

Each party to be responsible for their own legal costs.

## Identify 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.

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### IMPORTANT NOTICE

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. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 22/12/2025

