

# RIDLEYTHAW



## TO LET

Office Premises  
583 – 1,670 sq.ft

49 King Street  
Manchester M2 7AY

- Leading City Centre location
- Extensive refurbishment in 2016 and 2022
- Stylish fitout – fully fitted workspace, ready to occupy
- Fibreoptic installed throughout
- Passenger lift

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# RIDLEYTHAW

## Location

The subject property is located in a thriving area of Manchester City Centre. The property is situated on the thriving retail hub of King Street, approximately 400 meters from the Metrolink stops and within a short walking distance to Piccadilly, Victoria and Deansgate mainline train stations.

## Description

The property was constructed in the 1920s and was extensively refurbished approximately 5 years ago providing: modern contemporary design, passenger lift, crafted sash windows and a striking ornate tiled entrance. This property offers a selection of well-presented boutique offices.

## Accommodation

1 <sup>st</sup> Floor	840 sq. ft
2 <sup>nd</sup> Floor	830 sq.ft
3 <sup>rd</sup> Floor	583 sq.ft

## Business Rates

The tenant will be responsible for the payment of business rates.

## Terms

The property is available on flexible terms. In addition, the legal process has been simplified with new tenants being able to sign a simple short form lease.

## Rent

POA

## VAT

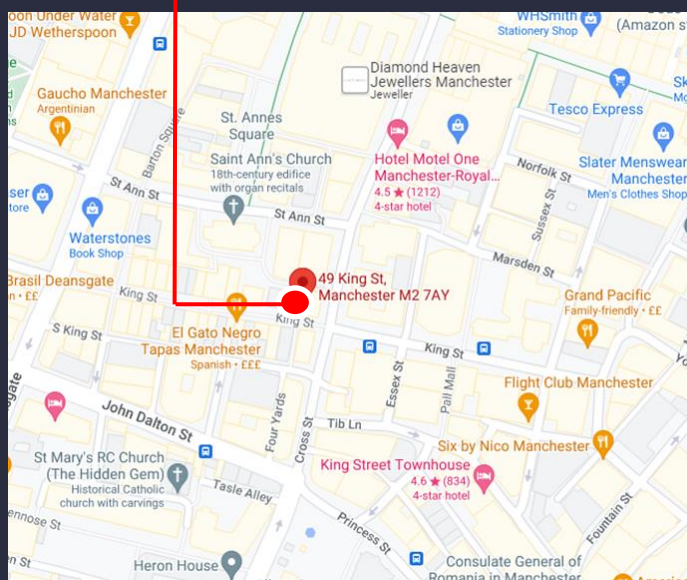
All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information please contact:

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Sat Nav: M2 7AY



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