

# THE GROVE

Self Contained 4,282 sq ft Grade II  
Listed Office Building

FOR SALE



27 Manor Street, Ardwick  
Manchester, M12 6HE

Colliers

# The Grove, Ardwick, Manchester

## Location:

The Grove is located on Ardwick Green Park, in Manchester City Centre, offering stunning views overlooking the popular inner city park.

The building can be easily accessed via public transport with Manchester Piccadilly Railway / Metrolink station only 10 minutes' walk away.

The property is conveniently situated a short walking distance of Mayfield Park and all of the leisure amenities available at Freight Island.

With the area's rise in popularity amongst creatives and fashion based brands, The Grove offers an excellent opportunity to relocate your business into a newly refurbished building.

The Grove is ideally located for access onto the City Centre inner ring road (A57), providing vehicular accessibility to the regional road network.



## Description:

Stunning Grade II Listed Georgian end terrace office building totalling 4,199 sqft.

High quality office space over 4 floors.

Refurbished throughout to a high standard retaining many of the property's original architectural features.

External terrace garden

Layout provides a number of office and design studios with excellent natural light overlooking Ardwick Green Park.

## Accommodation:

The property comprises the following approximate Net Internal Floor Areas:

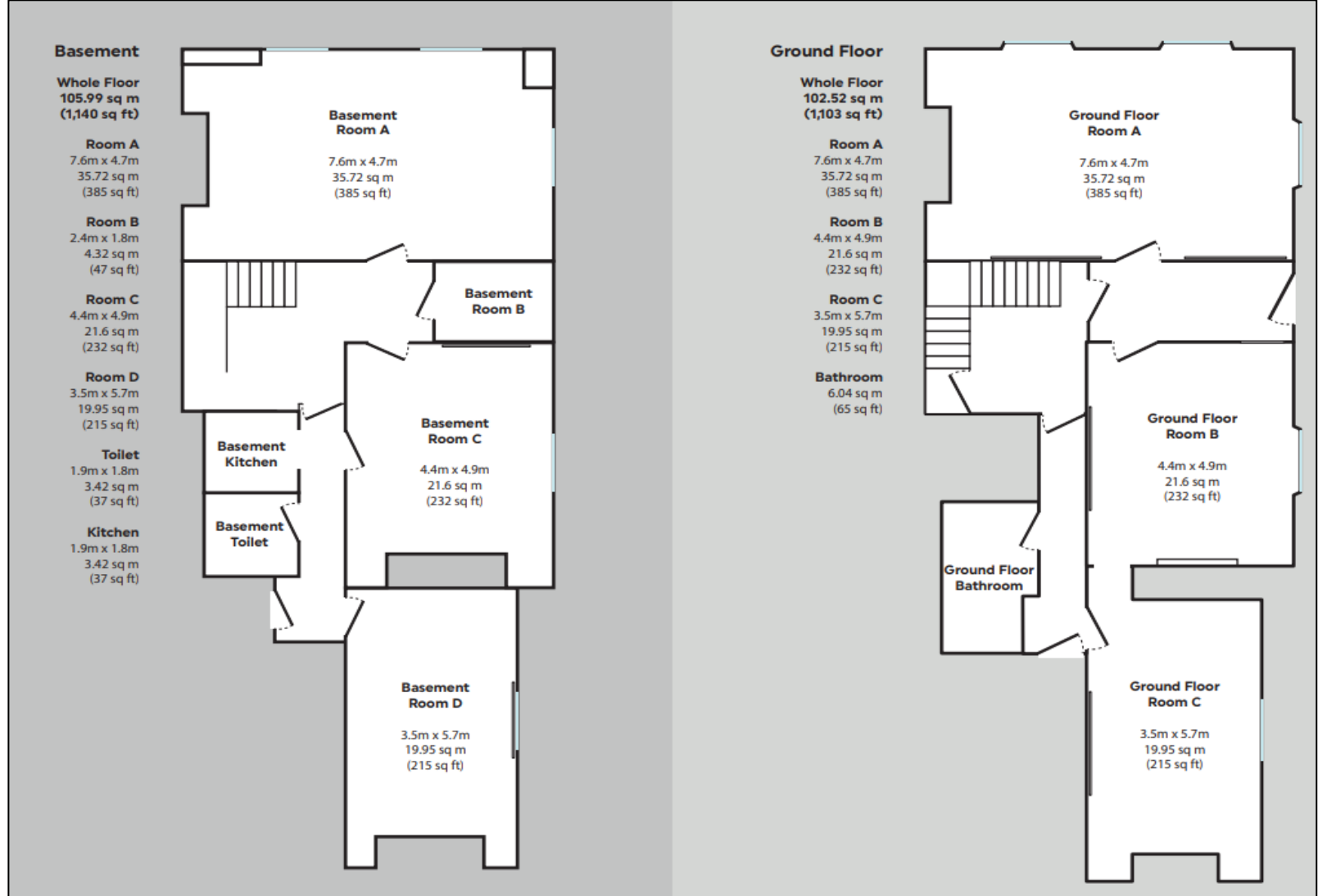
Floor	Area (sq. ft.)
Basement	1,140
Ground	1,103
First	1,075
Second	964
<b>Total</b>	<b>4,282</b>

## Car Parking:

The Grove provides 4 car parking spaces (additional available) with free street car parking also provided.



## Basement & Ground Floor:



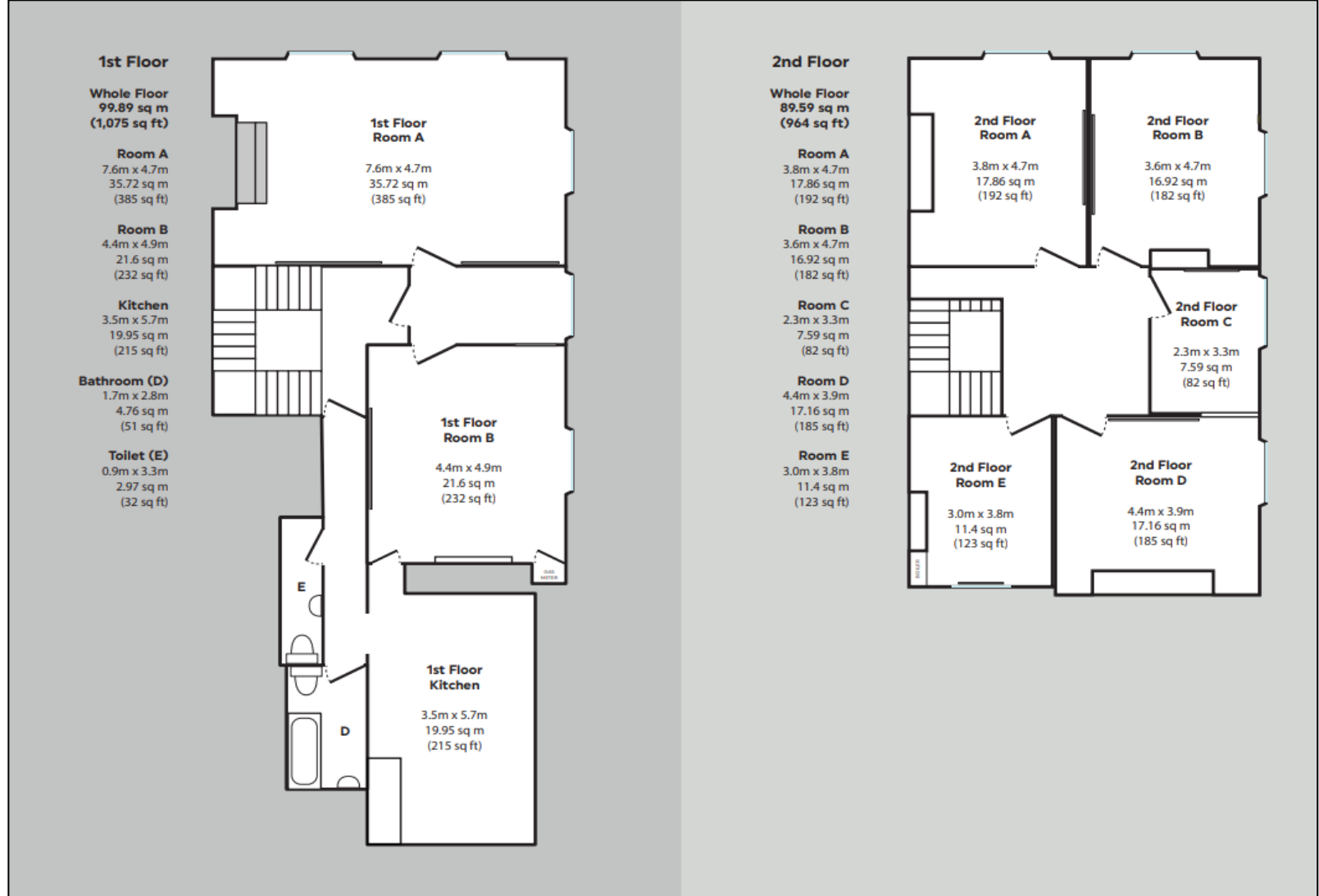
## First & Second Floor:



First Floor Suite



Second Floor Suite



## Tenure:

Freehold – Offers over £750,000

## Rateable Value:

For property has a current Rateable Value of £26,250 per annum. Estimated Rates payable for 2022/23 are approximately £13,650. Interested parties are advised to make their own enquiries.

## EPC:

To be provided on request:

## Legal Costs:

Each party will be responsible for their own legal costs.

## VAT:

We understand that the property is elected for VAT.

## Contact Details:

For further information or to arrange a viewing, please contact:



Conor Walmsley  
M: 07716 406211  
E: [conor.walmsley@colliers.com](mailto:conor.walmsley@colliers.com)



Dan Margolis  
M: 07394 573258  
E: [dan.margolis@colliers.com](mailto:dan.margolis@colliers.com)



### Disclaimer

Colliers gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them. No person employed or engaged by Colliers has any authority to make any representation or warranty whatsoever in relation to this property. May 2023. Colliers is the licensed trading name of Colliers International Property Consultants Limited, which is a company registered in England and Wales with registered number 7996509. Registered office: 50 George Street, London W1U 7GA.