



Unit 1, 35 Little Peter Street, Manchester M15 4QJ

For
Sale/To
Let

Self-Contained Office Property within
Manchester City Centre

675 Sq Ft
(62.73 Sq M)

DESCRIPTION

The unit comprises a modern self-contained office, benefiting from a reception area, open plan office space, kitchenette and unisex W/C including a shower.

The unit is to a good specification with wood flooring, painted plasterboard walls and ceilings with inset lighting.

The property is accessible via a private entrance off both Little Peter Street & Hewitt Street.

A secure underground car parking space is available with the property.

LOCATION

The accommodation is situated within walking distance of both Deansgate Metrolink and railway stations, together with the Metrolink stations at GMEX and St Peters Square.

Access to the regional motorway network is also within easy reach being within close proximity to the A56 and A57, which provides a direct route to the M60 and M602 Motorways.

ACCOMMODATION

| Net Internal Areas | sq ft | sq m |
|--------------------|------------|--------------|
| Total | 675 | 62.73 |

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Our clients wish to dispose of the long leasehold interest, 150 years from 01 December 2002.

Price on Application. Subject to Contract.

EPC Rating - B49



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Regulated by RICS 20-Jun-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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