



Grampian House, 144 Deansgate, Manchester M3 3EE

TO LET

Grampian House, 144 Deansgate,
Manchester M3 3EE

**260 - 4,087 Sq Ft
(24.15 - 379.66 Sq M)**

DESCRIPTION

Grampian House is located on Deansgate within Manchester City Centre. The property comprises a mixed use building of masonry construction. The office space is arranged 2nd 3rd and 4th floors with space available from 260 sq. ft. to 4,087 sq. ft. The property also benefits from secure allocated parking accessed via Wood Street.

- ✓ Open Plan Office Space
- ✓ Gas Central Heating & Radiators
- ✓ Air Conditioned
- ✓ Communal Male & Female W/C's & Shower Room
- ✓ On Site Secure Parking Available
- ✓ 24/7 Access & Communal Meeting Rooms



LOCATION

The property is located on Deansgate, an arterial road, within Manchester City Centre. The property occupies a prominent position fronting onto Deansgate and being adjacent to 125 Deansgate and John Rylands Library. The area benefits from a large provision of F&B within the immediate vicinity of the subject.

AVAILABLE ACCOMMODATION

Net Internal Areas	sq ft	sq m
3rd Floor Suite 6	260	24.15
Suite 5	562	52.24
Suite 2	755	70.15
Suite 1	514	47.77
4th Floor	4,087	379.66

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.

TERMS

To let on a new lease for a term of years to be agreed, made on full repairing and insuring terms. terms available upon request.

EPC Report is available upon request.



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Regulated by RICS 01-Sep-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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