



1st Floor 6 Oldham Road, Oldham Road, Manchester M4 5DB

TO LET

1st Floor 6 Oldham Road, Ancoats,
Manchester M4 5DB

3,598 Sq Ft
(334 Sq M)

DESCRIPTION

The self-contained suite is accessed from its own entrance fronting Oldham Street with access via a stairwell. The suite benefits from full height glazing to the front and secondary windows to one side and the rear. The suite is presently finished to a shell condition offering an opportunity for an operator to create a bespoke space.

- ✓ Self Contained Unit
- ✓ Opportunity to create a bespoke offering
- ✓ Great frontage onto Oldham Road
- ✓ Plenty of natural light

LOCATION

The property occupies a prominent position on Oldham Road in the Ancoats area of Manchester City Centre and also lies on the boundary of the City's popular Northern Quarter. Manchester Piccadilly and Victoria Railway stations are within half a mile as well as Piccadilly Gardens tram and bus providing access across the wider Greater Manchester public transport infrastructure.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	3,598	334

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.

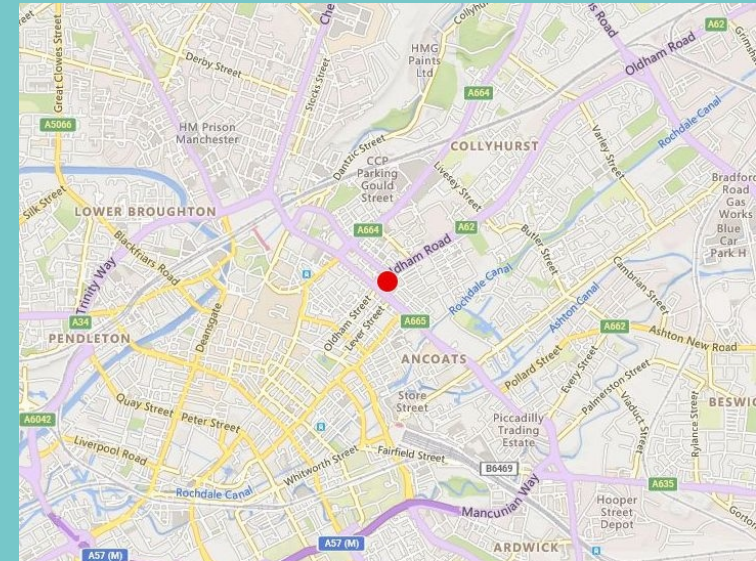
BUSINESS RATES

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

TERMS

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 EPC report is available upon request.



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VIEWING & FURTHER INFORMATION

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