

# TO LET



RogerHannah

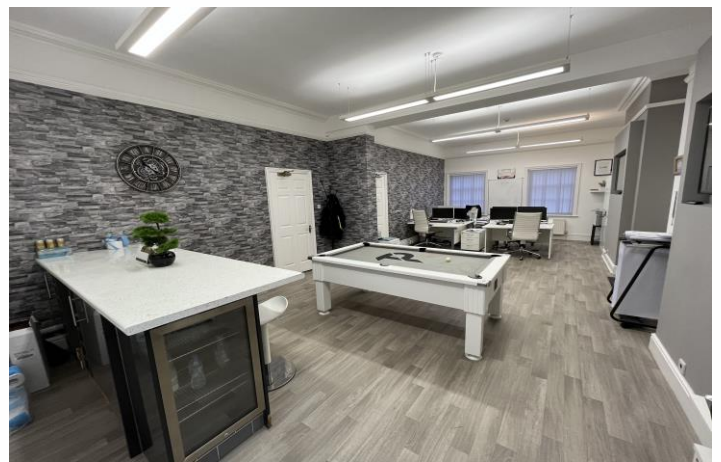


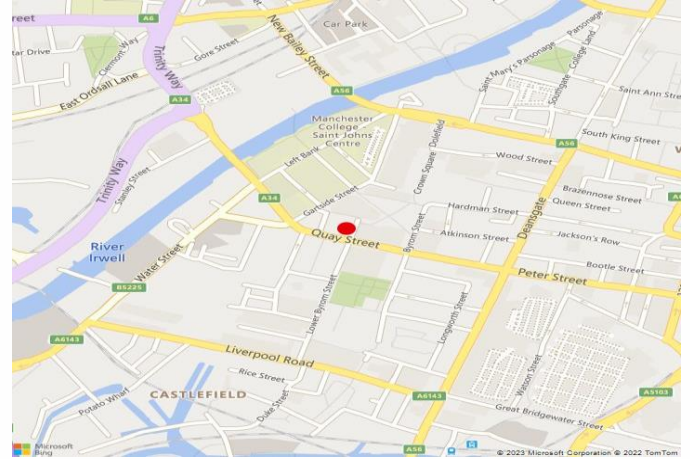
St. Johns Court, 72 Gartside Street, Manchester, M3 3EL

## SELF-CONTAINED OFFICES IN SPINNINGFIELDS

2,009 Sq Ft (186.64 Sq M)

- Excellent location
- 3 dedicated parking spaces
- Open plan layout
- Attractive Period Property
- Close to amenities, bars and restaurants





## Location

Situated in the heart of Manchester city centre just off Quay Street and adjacent to 3 Hardman Square Spinningfields (<https://www.spinningfieldsonline.com/>), one of Manchester's and Europe's leading business quarters and home to over 165 world class financial and commercial service organisations.

The building benefits from immediate access to an abundance of amenities on its doorstep to include The IVY, M&S Food, Pret a Manger, Alchemist, The Oast House to name a few and close to the new lawns and pop up bars. The property is also conveniently located to the Civil Justice Centre and Law Courts.

The inner city shuttle bus links the property to the main transport hubs of Piccadilly, Victoria and Oxford Road. The city's Metrolink tram network as well as Deansgate and Salford stations are within a five minute walk of the building.

## Description

The self-contained property comprises an attractive three-storey office building of traditional brick construction underneath a pitched slate roof. Internally the offices benefit from Georgian timber sash double glazed windows, gas fired central heating, strip fluorescent lighting, kitchen and WC facilities.

Externally there are three designated parking spaces (could accommodate five if parked in tandem) within a barrier entrance surface level car park.

## Asking Rent

£46,000 per annum exclusive including 3 parking spaces

## Business Rates

Rateable Value: £41,250

## EPC

C 72 A copy of the EPC is available on request.

## Accommodation

As measured in accordance with the RICS Code of Measuring Practice (6th Edition), the approximate net internal areas are as follows:-

Ground Floor	576 sq. ft.	(53.5 sq m)
First Floor	767 sq. ft.	(71.25 sq m)
Second Floor	666 sq. ft.	(61.87 sq m)
<b>Total</b>	<b>2,009 sq. ft.</b>	<b>(186.6 sq m)</b>

## VAT

All figures quoted are exclusive of, but may be subject to Value Added Tax.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs

## Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

E: [danrogers@roger-hannah.co.uk](mailto:danrogers@roger-hannah.co.uk)

## Date of Preparation

13 April 2023

