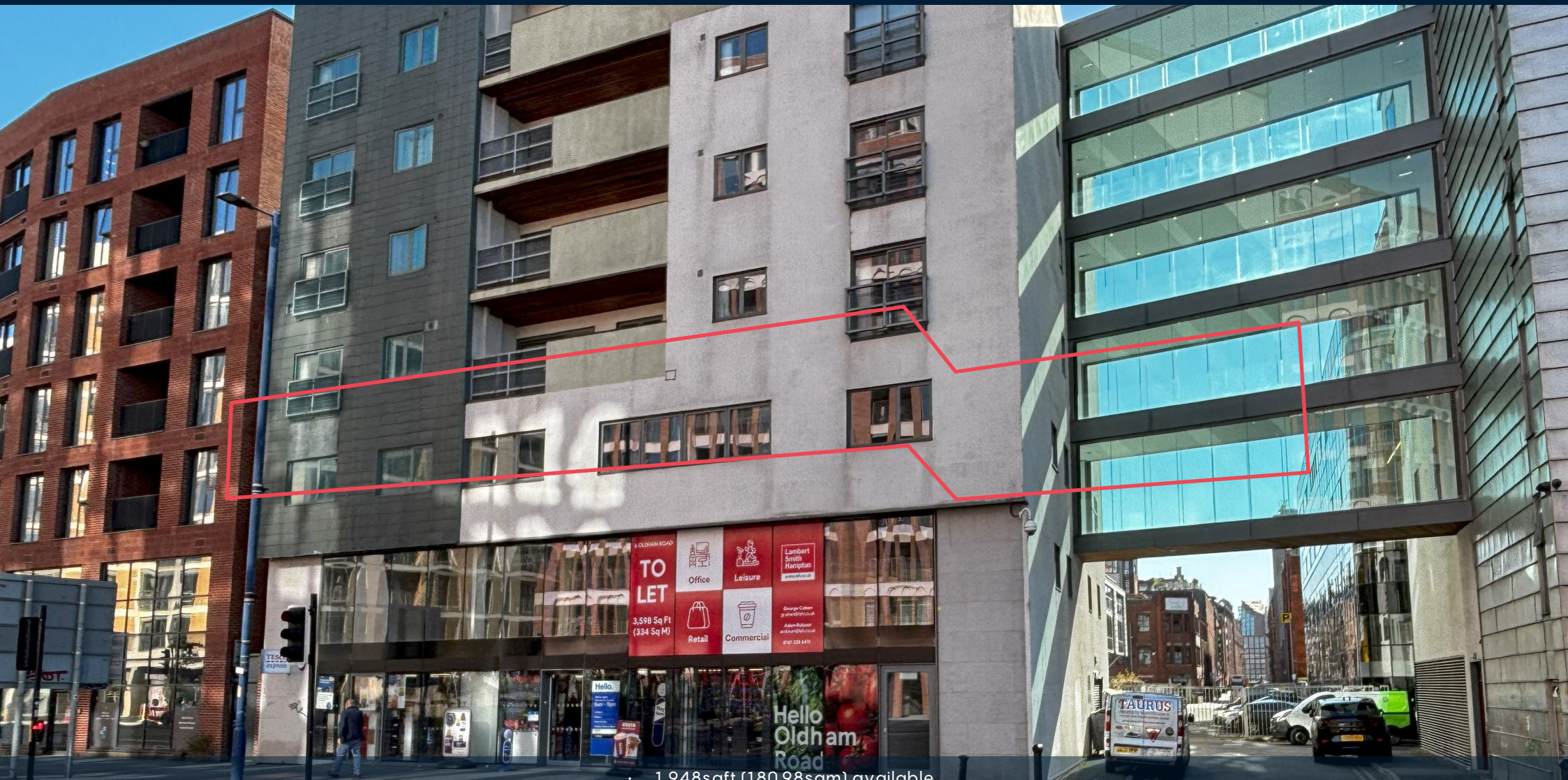
# TO LET/ MAY SELL
## HIGH QUALITY OFFICE SPACE

GRAHAM SIBBALD



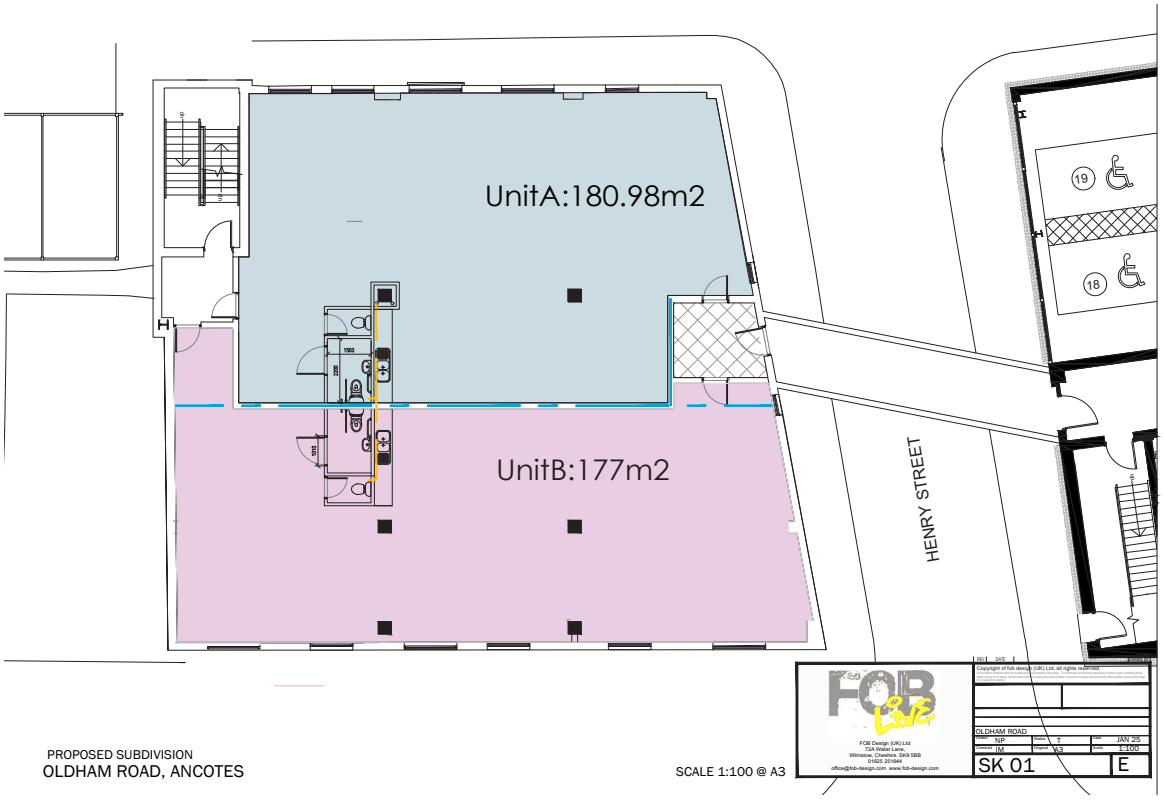

**Unit A, 2nd Floor,**
**6 Oldham Road, Manchester,**
**M4 5DB**

- 1,948sqft (180.98sqm) available
- Prominent location fronting Oldham Road within Manchester's popular Ancoats district.
- Within walking distance of Piccadilly Gardens and Shudehill Metrolink stops.
- Modern second floor office space.
- Quoting £20 per square foot, per annum exclusive VAT. Consideration may also be given to a sale.
- Fully furnished options available.

## LOCATION

The property occupies a prominent location fronting Oldham Street within Manchester's growing Ancoats district and within close proximity to the popular Northern Quarter. The location is well connected with both Piccadilly Gardens and Shudehill Metrolink stops within walking distance.

Both Ancoats and The Northern Quarter continue to witness significant commercial and residential growth with a number of large scale developments within the immediate vicinity creating an exciting environment. The area has attracted various quality leisure operators including Rudy's, Crown and Kettle, Ramona and Mackie Mayor.




## DESCRIPTION

The property comprises a modern 2nd floor office which has recently been refurbished to a high standard, and benefits from access via a communal entrance fronting Oldham Road.

## ACCOMMODATION

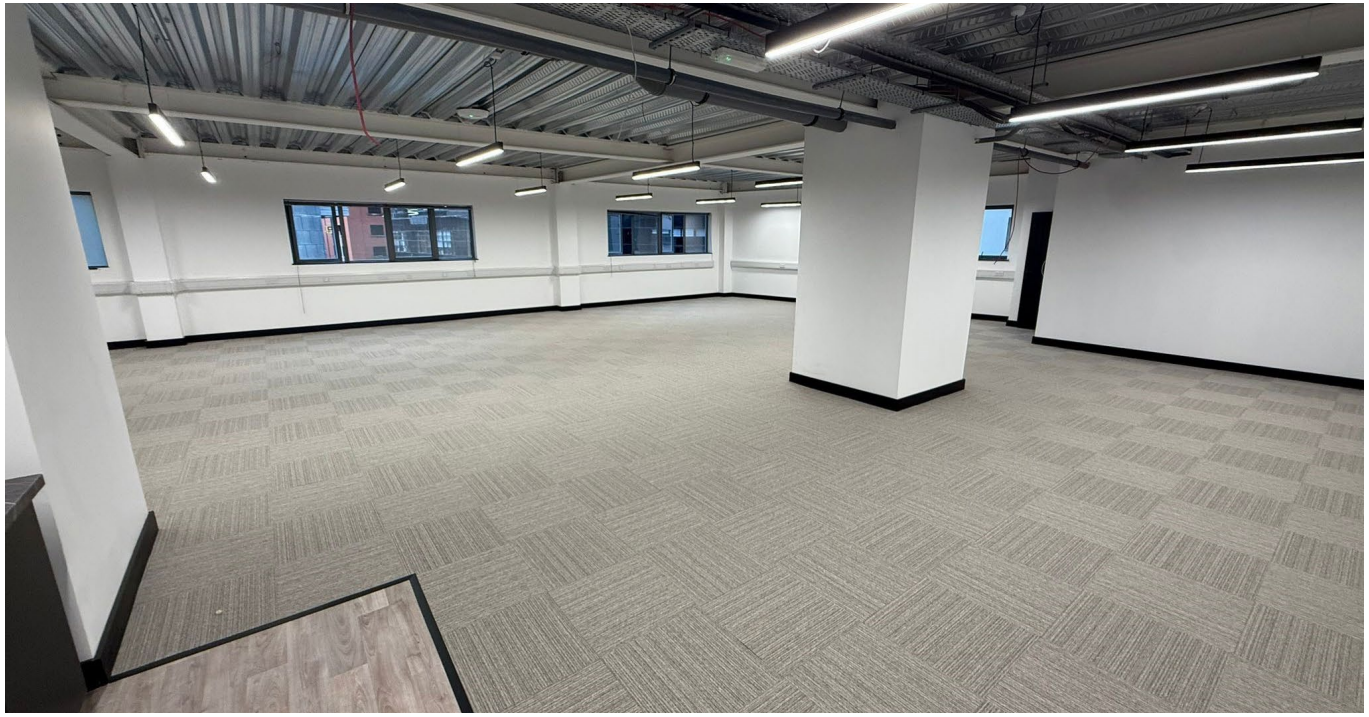
In accordance with the RICS Property Measurement Professional Statement (2nd Edition), we calculate the following approximate net internal area:

| Unit | sqft | sqm |
|---|---|---|
| Unit A: | 1,819 | 180.98 |

## TENURE

The premises is held Long Leasehold with 235 years unexpired





## QUOTING RENT

£20 per square foot, per annum exclusive VAT.

## PRICE

Upon application.

## BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

## SERVICE CHARGE

£1 per square foot.

## EPC

Energy Performance Certificate Rating available upon request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

Each party will bear their own legal costs in relation to this transaction.

**To arrange a viewing please contact:**




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**Director**
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07341 547 047



**MATT ROBERTS**
**Senior Surveyor**
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### IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.