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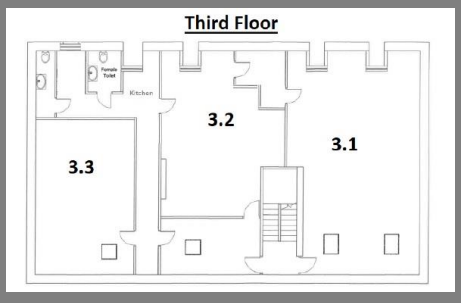
commercial property consultants

TO LET









CHARACTER OFFICE SPACE

490 SQ FT

The Robert Street Hub
12-14 Robert Street
Cheetham Hill
Manchester M3 1EY

- Situated on the periphery of Manchester City Centre
- Flexible lease terms
- Free parking directly outside

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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commercial property consultants

LOCATION

The property is located on the east side of Robert Street, approx. 0.5 mile north of Manchester City Centre. Manchester Victoria Train Station and Metrolink Stations are within easy walking distance. The A56 (Bury New Road) is within close proximity being one of the busiest arterial routes running north out of Manchester. All city centre amenities are within 10-15mins walking distance.

DESCRIPTION

The accommodation comprises an office suite within a four storey former mill premises of traditional design and construction. The space has been fitted out to a high standard with a character feel with the fitout including exposed brickwork, laminate flooring, gas central heating, perimeter trunking and features such as exposed wood roof trusses on the top floor.

ACCOMMODATION

Suite 3.2 - 490 sq ft

BUSINESS RATES

The rateable value for the suite is £2,750 and therefore small business rates relief may be applicable. Interested parties should confirm this with the local authority.

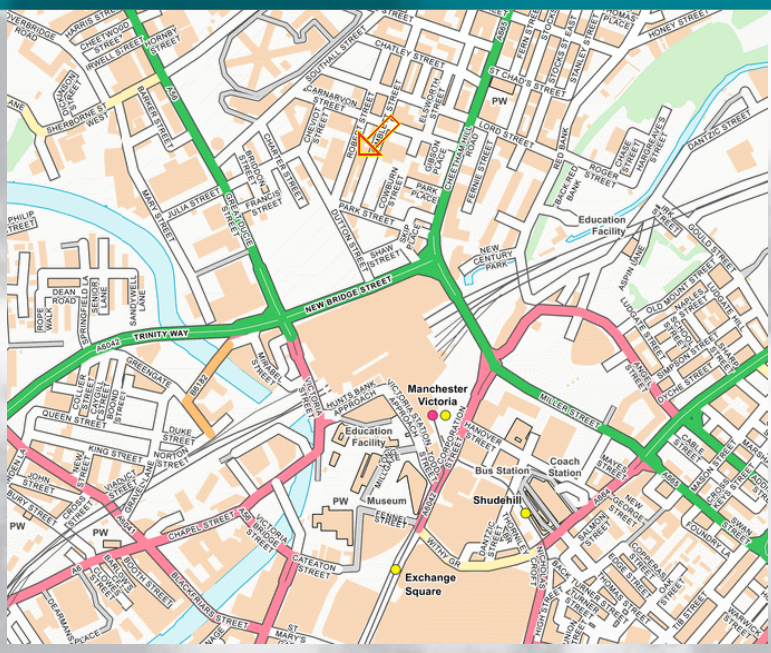
RENTAL & SERVICE CHARGE

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at an all-inclusive rate of **£12,600pa.**

The quoted figure will be inclusive of a service charge to cover the upkeep of the common areas of the building, cost of utilities and building insurance.

EPC

C(57)



VAT

All figures quoted are exclusive of but may be liable to VAT.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:

Josh Hill (josh.hill@wtgunson.co.uk)

Tel: 0161 833 9797

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.