

Lambert Smith Hampton

wt gunson

# The Green Building | 4 River Street

## | Manchester | M1 5BG |

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## Key features

- Self-contained city centre building
- Close proximity to Oxford Road railway station and Universities
- Two large outdoor terraces

## To Let / For Sale – Two Storey Premises suitable for nursery/office uses

(other uses considered subject to planning permission and landlord consent) 7,951 NIA (Sq Ft) - 8,993 GIA (Sq Ft)

# Description

The property comprises a self-contained two storey nursery premises with dedicated external terraces at ground and first floors. The property is accessed via a secure gated entrance on River Street. First floor access is provided either by way of an internal staircase or DDA lift.

The property is currently split into several classrooms and associated accommodation including staff room and kitchen but could be made open plan. The property would be suitable for alternative uses including offices, F&B or health uses (subject to planning permission and landlord consent).










ACCESS TO:
MACINTOSH VILLAGE
The little village in the big city
RIVER STREET TOWN HOUSES | RIVER STREET APARTMENTS
THE FOUNDRY
THE FOUNDRY
RIVER STREET TOWN HOUSES
RIVER STREET APARTMENTS
NURSERY


Ground Floor
Net Internal Area
514.37 sq m 5,536 sq ft
Gross Internal Area
574.31 sq m 6,182 sq ft
External Area
200.21 sq m 2,155 sq ft
Outside Space
Outside Space
Toilet
Toilet
Toilet
No Access


First Floor
Net Internal Area
224.33 sq m 2,415 sq ft
Gross Internal Area
261.13 sq m 2,811 sq ft
External Area
302.88 sq m 3,260 sq ft
Toilet
Toilet
No Access
Void
Toilet
Outside Space
Outside Space



# Location

The property forms part of The Green Building within Macintosh Village and is prominently located fronting River Street which provides access to Oxford Street/Oxford Road and Whitworth Street West. Oxford Road station is within a 5 minute walk and 10 minutes to St Peters Square interchange which provides direct access via the Metrolink to both Piccadilly and Victoria stations.




# Accommodation

| | NIA (Sq Ft) | GIA (Sq Ft) |
|---|---|---|
| **Ground** | 5,536 | 6,182 |
| **First** | 2,415 | 2,811 |
| **Total** | **7,951** | **8,993** |

# EPC

The property has an EPC rating of **C-65.**

# VAT

We understand that the property has been elected for VAT which would be chargeable on the transaction.

# Legal costs

Each party to be responsible for their own legal costs incurred in any transaction.

# Proposal

Price/Rent upon application. Subject to Contract.

# TERMS

**The property is held long leasehold for a Term of 999 years from 24th June 2002 at an annual peppercorn rent. Alternatively a new occupational lease would be considered for the property.**

# Viewing and Further Information

Viewing strictly by prior appointment with joint agents, please contact:

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