wtgunson

commercial property consultants

TO LET









FULLY REFURBISHED

CHARACTER OFFICE SPACE - 2,040 SQ FT

May suit alternative uses including retail/leisure/medical etc under E class planning use

First Floor
Tresco House
149-153 Oxford Road
Manchester M1 7EE

- In the heart of the University area
- One car parking space included
- Air conditioning
- Refurbished to a high standard
- May suit co-working and café/coffee lounge use (STP)

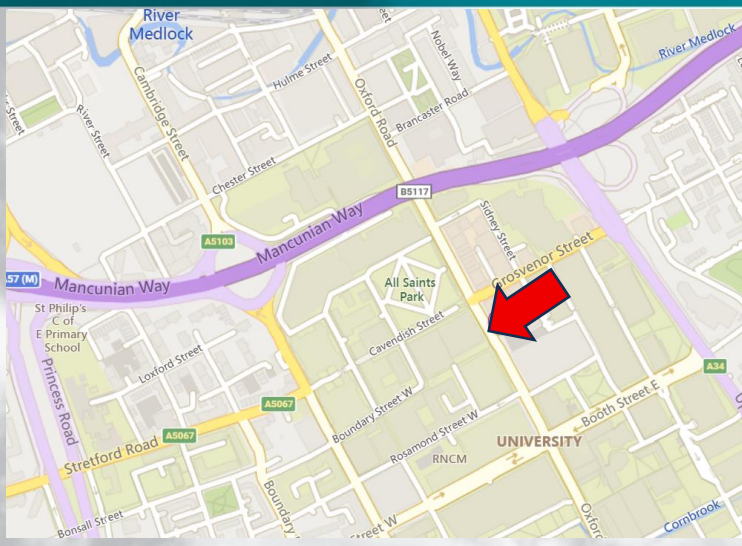
0161 833 9797 www.wtgunson.co.uk

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

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LOCATION

Tresco House is a prominent landmark building in the heart of Manchester's university area. The property fronts Oxford Road and is adjacent to the Manchester Aquatic Centre. Manchester City Centre is within easy walking distance including all bars, restaurants, shops and transport links.



DESCRIPTION

The accommodation comprises a high quality refurbished office suite situated on the first floor within Tresco House. The accommodation is largely open plan in layout and benefits from:-

- Modern character fitout
- Laminate flooring
- Perimeter trunking
- Air conditioning
- Central heating
- Newly fitted kitchen and WC facilities
- 2 x meeting rooms

There is one car parking space available with the suite to the rear of the property.



ACCOMMODATION

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 2nd Edition the area is as follows:

2,040 sq ft

LEASE

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 initial rent of **£32,000 per annum**.

SERVICE CHARGE

A service charge will be levied to cover the cost of the maintenance of the common parts of the building. The service charge is currently budgeted at TBC and buildings insurance at TBC.

BUSINESS RATES

TBC.

EPC

A copy of the EPC is available on request.

VAT

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

VIEWING

By appointment with the sole agents:

W T Gunson

Neale Sayle (neale.sayle@wtgunson.co.uk)

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

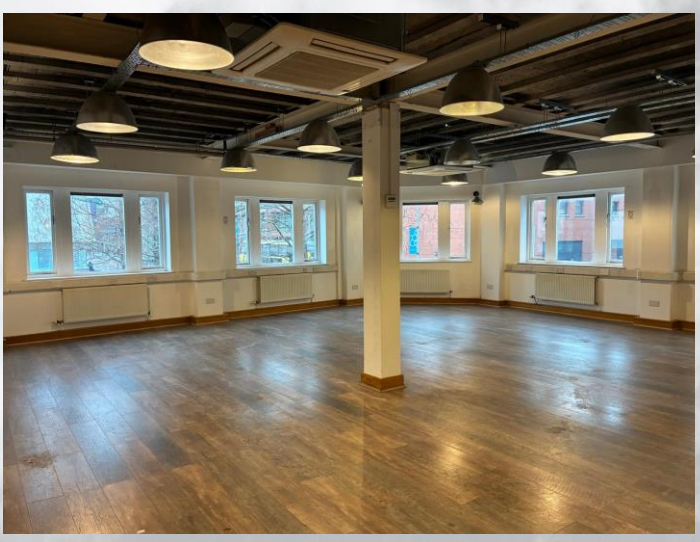
Tel: 0161 833 9797

RICS

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