

TO LET



CITY CENTRE OFFICE SPACE

1,155 SQ FT

Suite 1, 2nd Floor
Courtlets House
38 King Street West
Manchester M3 2WZ

- Well positioned within the City Centre
- Available Immediately
- Flexible lease terms available

LOCATION

Courtlets House is prominently located on the south side of King Street West to the West of Deansgate in Manchester City Centre.

The nearest rail connections are from Salford Central, approximately 500m to the west and Deansgate around 900m to the south. The site neighbours the Spinningfields office district and all city centre amenities are within walking distance from the property.

DESCRIPTION

The accommodation comprises second-floor office accommodation within a three-storey office and retail premises. This second floor is split into two separate rooms in addition to a kitchen and store. It features white painted walls, carpeted flooring and air-conditioning.

ACCOMMODATION

2nd Floor Accommodation – 1,155 sq/ft

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 a rental of:

Suite 1 - **£12,000 per annum (excluding service charge which is circa £5,600pa).**

BUSINESS RATES

Suite 1 – RV of £13,500 as of April 2026.

EPC

C(58)



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