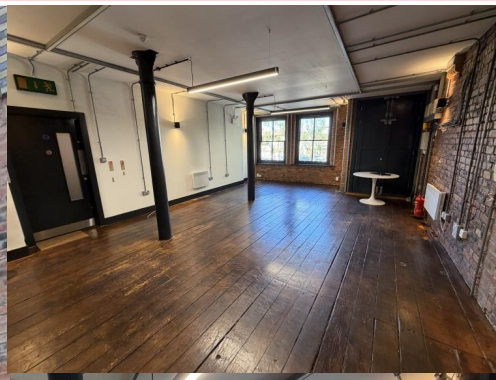
wtgunson

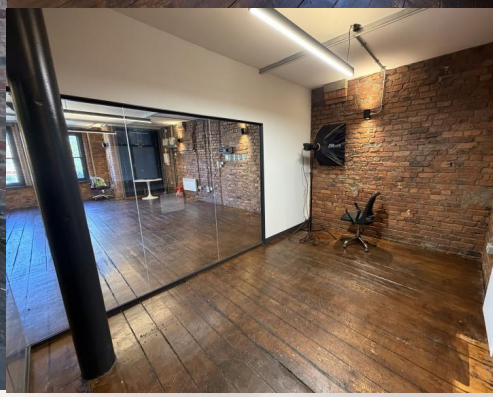
commercial property consultants

TO LET









CHARACTER OFFICE SUITE - 710 SQ FT

First floor, 82 Silk Street
Ancoats
Manchester
M4 6BJ

- Popular Ancoats area
- Own meeting room, kitchen and WC
- All city centre amenities within walking distance
- Parking nearby

0161 833 9797 www.wtgunson.co.uk

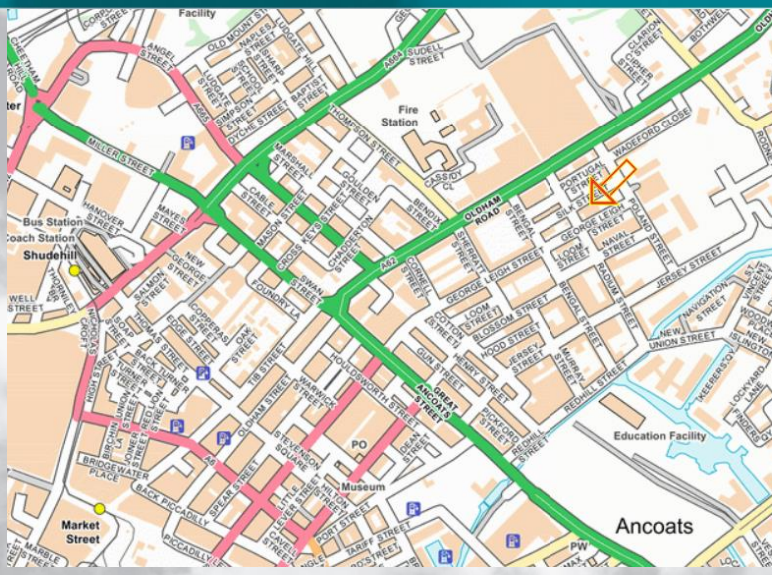
Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

LOCATION

The property is located on the south side of Silk Street between Radium Street and Poland Street in Ancoats, Manchester. Ancoats is a rapidly improving area of redevelopment within close proximity to Manchester City Centre. A large number of apartment schemes have already been completed and there are several currently underway in the immediate location.

Cutting Room Square is within easy walking distance being home to various popular bars and restaurants including Rudy's, Seven Bro7hers Beerhouse, Rigatoni's and Canto. All City Centre shops, bars, restaurants and transport links are within easy walking distance.



DESCRIPTION

The property is a first floor office suite which includes a meeting room, kitchen and WC. The suite provides high quality character office space, with modern strip lighting, wooden floors, electric heating and an intercom system.

ACCOMMODATION

As measured on a net internal basis the suite has an area as follows:

710sqft

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 a quoting rent of **£16,000 per annum.**

SERVICE CHARGE/BUILDING INSURANCE

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

BUSINESS RATES

The property has a rateable value of £14,000 as of April 2026. Small business rates relief may apply but interested parties are advised to confirm this with the local authority.

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 joint agents:

W T Gunson
Neale Sayle
neale.sayle@wtgunson.co.uk

Josh Hill
josh.hill@wtgunson.co.uk

Tel: 0161 833 9797

wt gunson
0161 833 9797
www.wtgunson.co.uk

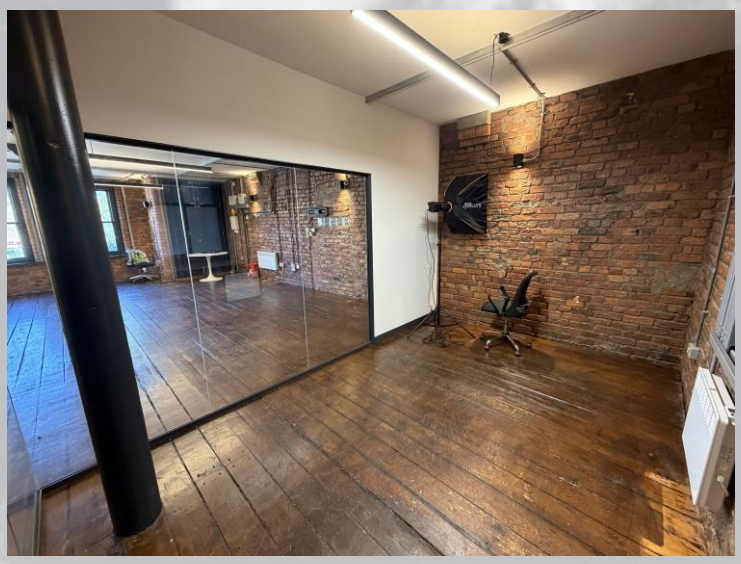
RICS

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.

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

wtgunson
commercial property consultants





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.

RICS

0161 833 9797
www.wtgunson.co.uk