

TO LET



Prime City Centre Office Suite

Approx 800 Sq Ft

3rd Floor, Plee House
1 Fennel Street
Manchester M4 3DU

- All City Centre amenities on doorstep including Arndale Shopping Centre, Victoria Train Station and an abundance of restaurants/bars
- Adjacent to Corn Exchange and opposite The Printworks
- Metrolink Station within close proximity

0161 833 9797 www.wtgunson.co.uk

LOCATION

The suite is located in a prime position on the corner of Corporation Street and Fennell Street in the heart of Manchester City Centre. This location has seen a large amount of redevelopment in recent years including the extension of the Arndale Shopping Centre, development of the Urbis museum, the Printworks which provides a mix of restaurant/bar and leisure facilities and the Corn Exchange which has recently undergone redevelopment to provide an abundant of new cafes and restaurants. There are excellent transport links with Victoria Train Station and Shudehill bus station within close proximity, and the Metrolink Station is adjacent to the property.

GENERAL DESCRIPTION

The accommodation comprises the whole of the third floor. The suite is largely open plan with separate small office, kitchen and WC. The suite has been refurbished/redecorated and has a mixture of fluorescent strip, spotlighting, gas central heating, double glazing and perimeter trunking.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice the area of the suite is as follows:

Third Floor	800 sq ft
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LEASE

The accommodation is available by way of new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£12,500 per annum**.

SERVICE CHARGE/BUILDING INSURANCE

As service charge will be levied for the maintenance of the common parts of the building. The tenant to be recharged the buildings & terrorism insurance which the landlord is responsible for arranging.

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.

BUSINESS RATES

The third floor is assessed for rating purposes at a rateable value of £9,800 from 1st April 2026. Please note small businesses will qualify for Small Business Rates Exemption. Further enquiries should be made direct with the local authority.



ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the regulations, two forms of identification and confirmation of the source of funding will be required.

EPC

The EPC has a rating of D83.

VAT

VAT is not applicable.

VIEWING

By appointment with the sole agents WT Gunson for the attention of:-

Neale Sayle Neale.sayle@wtgunson.co.uk

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