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commercial property consultants

TO LET



CHARACTER OFFICE SPACE

Approx. 284 sqm / 3,057 sq ft

Tanzaro House
Second Floor, Suite 3
Ardwick Green North
Manchester M12 6FZ

- Established fashion brands in occupation
- Self-contained, character space
- 1 mile from Manchester City Centre
- Suitable for office, showroom, studio, photography (STP)

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

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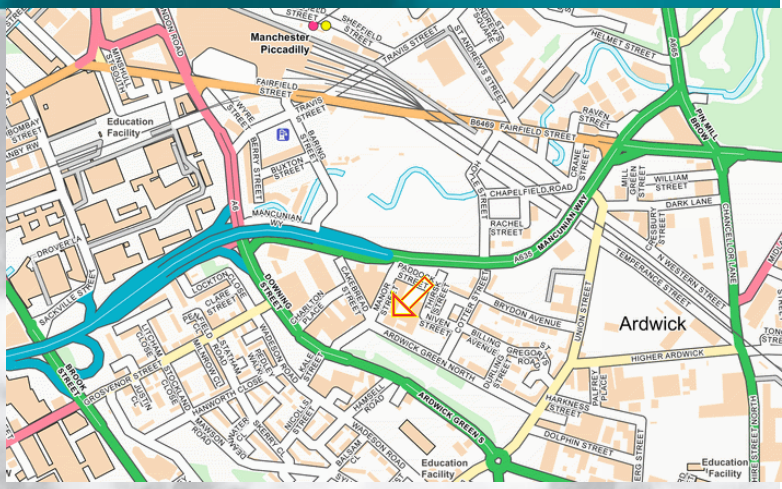
LOCATION

The property is located on the North side of Ardwick Green North, facing Ardwick Green Park and is conveniently located within a mile of Manchester City Centre. Tanzaro House can be accessed easily via public transport with Manchester Piccadilly Station approximately 10 minutes walk away. Access onto the Mancunian Way (A57), is just a short drive away from the subject property.

Ardwick has seen rapid improvement in recent years, with Tanzaro House becoming home to many creative and fashion brands.



DESCRIPTION

The property comprises a character office space within a multi-let office building. The suite provides predominantly open plan accommodation which is fitted out to a good standard with lighting throughout, a mixture of exposed brick and plastered walls, and exposed ceilings offering good height. The suite is accessed via a lift and has its own kitchen and WC facilities, in addition to three meeting rooms.

The suite would be suitable for office, showroom, studio, photography and a variety of other uses Subject to Planning. There is a shared car park on site with 16 spaces.

ACCOMMODATION

As measured to Net Internal Area in accordance with RICS Property Measurement (2nd Edition), the property has the following floor area:

Second Floor Suite 3	**284m²**	**3,057sqft**

LEASE

The suite is available by way of a new lease for a term of years to be agreed on fully repairing and insuring terms.

Second Floor Suite 3 - £38,000 per annum

BUSINESS RATES

TBC.

EPC

D (81).

SERVICE CHARGE

A service charge is levied towards the maintenance of common parts of the building. Further details can be provided upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT at the prevailing rate.

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, **WT Gunson:**

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RICS

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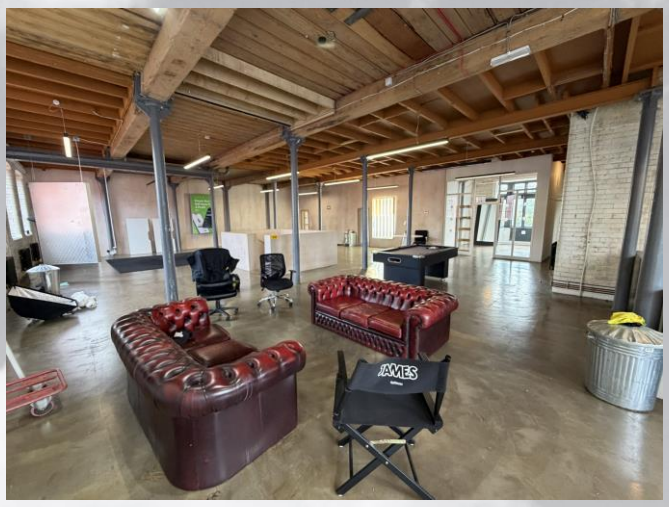





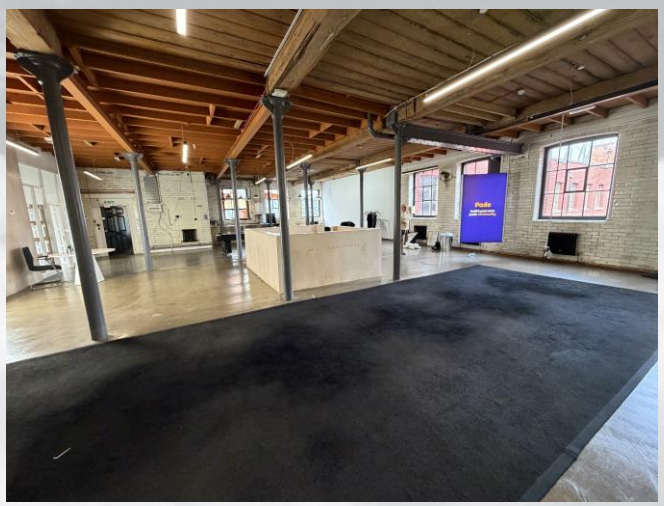

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