wtgunson

commercial property consultants

TO LET



CHARACTER OFFICE SPACE

Approx. 208 sqm / 2,239 sq ft

Tanzaro House
First Floor, Suite 5
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)

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
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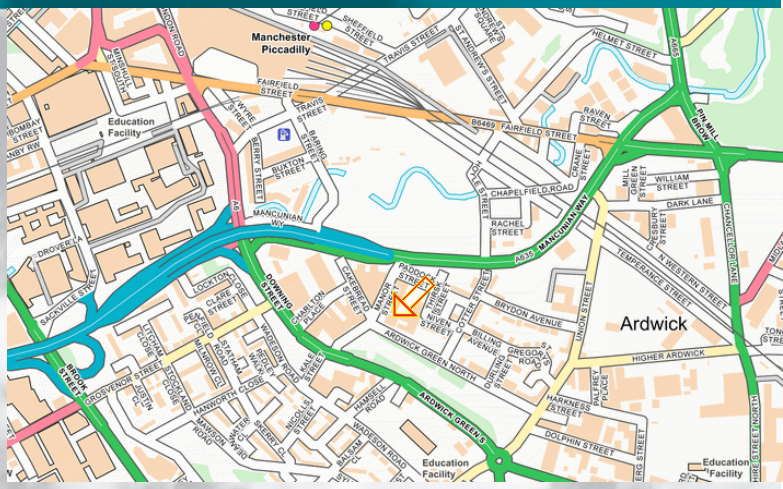
LOCATION

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 has been refurbished to a high standard, with white walls, floors, columns and ceilings. There is an additional room which could be used as an office/showroom which features black tiled and panelled walls, vinyl flooring and modern lighting.

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:

First Floor Suite 5	**208m²**	**2,239sqft**

LEASE

The suite is available by way of a new lease for a term of years to be agreed at an initial rent of **£30,500 per annum** on fully repairing and insuring terms.

BUSINESS RATES

The suite has a ratable value of £10,750 as of April 2026. Occupiers should qualify for small business rates relief but are advised to confirm this with the local authority.

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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