wtgunson

commercial property consultants

TO LET



PRIME CITY CENTRE OFFICE SUITE 762 SQ FT

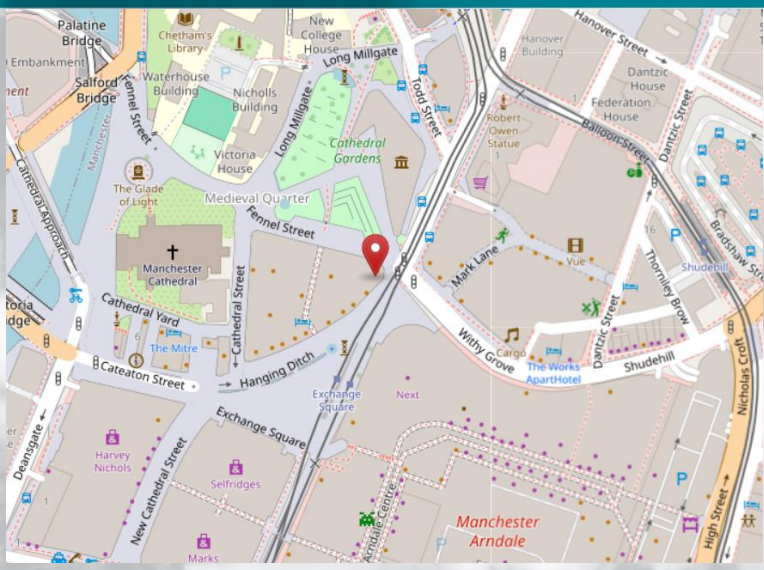
2ND Floor, Pleer House
1 Fennel Street
Manchester
M4 3DU

- 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

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

DESCRIPTION

The accommodation comprises the whole of the second floor. The suite is largely open plan with separate small office, kitchen and WC.

The suite is currently being refurbished and will benefit from a mixture of fluorescent strip and spotlighting, carpeted flooring, gas central heating, double glazing and perimeter trunking.

ACCOMMODATION

We have taken the measurements from the VOA website as follows:-

Second Floor 762 sq ft

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

A 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.

BUSINESS RATES

The current Rateable Value is £11,250 as of April 2026. £9,400. Please note small businesses will qualify for Small Business Rates Exemption. Further enquiries should be made direct with the local authority.

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.

ANTI-MONEY LAUNDERING REGULATIONS

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

EPC

A copy of the EPC is available on request.

VAT

VAT is not applicable.

VIEWING

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

Josh Hill
Josh.hill@wtgunson.co.uk

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Date of preparation: November 2026

RICS

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