

79 Thomas Street

Manchester, M4 1LQ

DANIEL & CO
HARRIS



TO LET

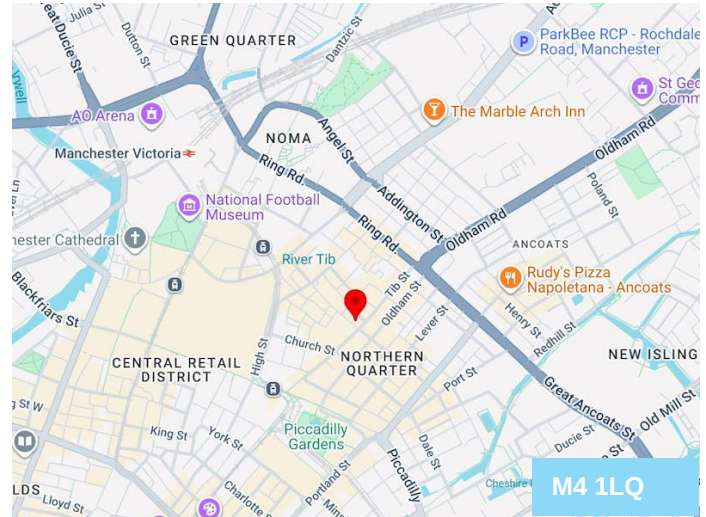
1,181 SQ FT
(109.72 SQ M)

£23,700 PER ANNUM

Second Floor Self-
Contained Office

- Meeting Room
- Fitted Kitchen
- Prime Northern Quarter Location

0161 237 9393 | dh-property.co.uk



Summary

Available Size	1,181 sq ft
Rent	£23,700 per annum
Rateable Value	£18,750
Service Charge	£4,984 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

This self-contained office is situated on the second floor and includes kitchen area and WCs and has 24 hour access.

Location

The property is situated on the corner of Thomas Street and Tib Street in the heart of the City's Northern Quarter with numerous independent shops, bars and restaurants in the immediate vicinity, as well as occupiers from the fashion, marketing, creative and media industries. The area is a short distance from the City's prime commercial and retail cores with easy access to both Piccadilly and Victoria rail, bus and metro stations.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft
2nd	1,181
Total	1,181

Planning

The space is suitable for office use. Other uses may be considered.

Viewing

Viewing strictly by appointment with the appointed Agents.

Identity Checks/AML

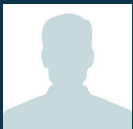
The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Terms

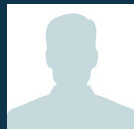
The accommodation is available by way of a new full repairing and insuring lease (by way of service charge) for a term of years to be agreed.

Business Rates

Rateable Value: £18,750



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IMPORTANT NOTICE

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 30/06/2026

