

# Unit 44c

44 Edge Street, Manchester, M4 1HN

DANIEL & CO  
HARRIS



## TO LET

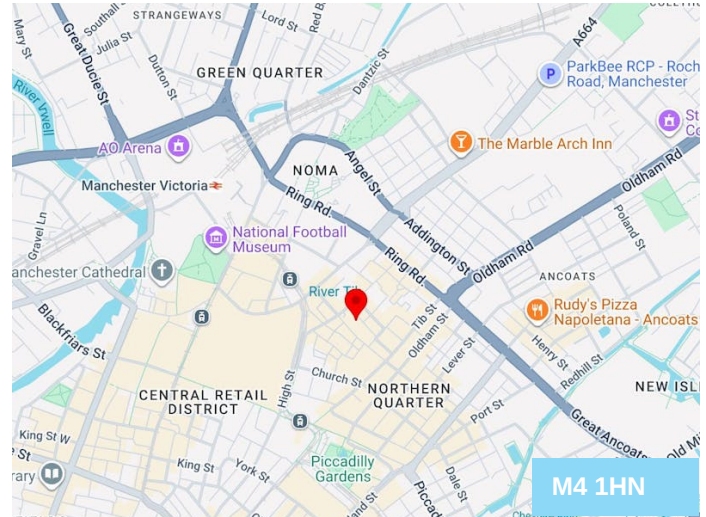
936 SQ FT  
(86.96 SQ M)

£18,720 PER ANNUM

## 2nd Floor Office Suite

- Northern Quarter
- Character Space
- No Rates Payable

0161 237 9393 | [dh-property.co.uk](https://dh-property.co.uk)



## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 936 sq ft                          |
| Rent           | £18,720 per annum                  |
| Rateable Value | £11,750                            |
| Service Charge | £3,272 per annum                   |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon enquiry                       |

## Description

The premises comprise a second floor open plan office studio with kitchen area, high ceilings and good natural light.

## Location

Located in the heart of the City's Northern Quarter, close to both Victoria and Shude Hill tram, bus and train stations and the Arndale Centre car park and is also within walking distance of Piccadilly Station. It is surrounded by numerous independent shops, bars and restaurants and a short distance from the City's prime commercial and retail cores.

## Accommodation

The accommodation comprises the following areas:

|              |            |
|--------------|------------|
| Floor/Unit   | sq ft      |
| 2nd          | 936        |
| <b>Total</b> | <b>936</b> |

## Planning

The unit is suitable for office use. Other commercial uses may also be considered.

## Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

## Viewing

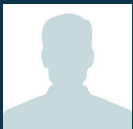
Strictly by appointment with the appointed Agents.

## Identify Checks/AML

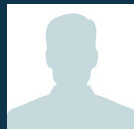
The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Business Rates

Rateable Value: £11,750



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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 01/07/2026



