

TO LET

10a Little Peter Street, Knott Mill, Manchester M15 4PS

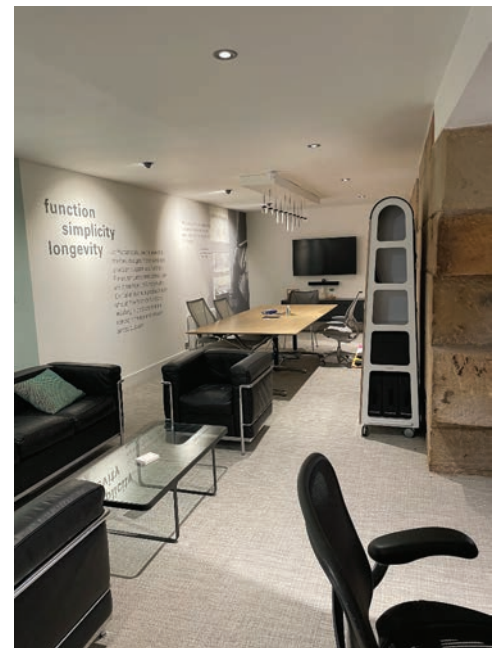


High quality stylish office space
with car parking

Leslie Roberts
0161-834 4834
CHARTERED SURVEYORS

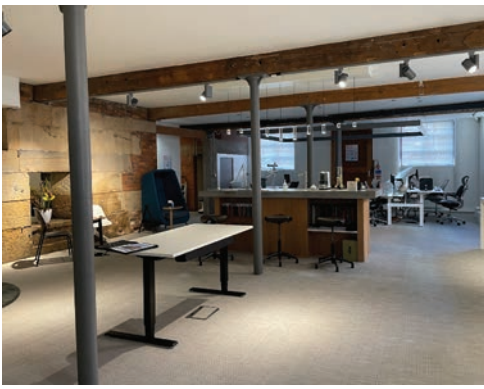


10a Little Peter Street was home to the late Tony Wilson and is opposite the infamous Boardwalk club and rehearsal rooms. Knott Mill, in historic Castlefield, is seeing huge investment and real transformation - a superb place to be based for work or play.



For further information contact aaronpeden@leslieroberts.co.uk
sole letting agent Leslie Roberts





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Stylish office space to rent:

- **Location:** Knott Mill area, close to Deansgate Train Station and G-Mex Metrolink
- **Size:** 2,100 sq. ft. includes kitchen, male and female W.C. lower ground floor, largely open plan with exposed brickwork, columns and wooden beams
- **Parking:** Two spaces are included adjacent to building
- **Rent:** £50,000 PAX
- **Lease terms:** A term of years to be agreed on effectively full, repairing and insuring terms.
- **Costs:** Each party responsible for their own costs in the transaction
- **Business Rates:** Rateable value as at 01/04/20 was £21,000
- **EPC:** Rating E - copy available on request
- **VAT:** All figures exclude VAT
- **Available:** From July 2021

These particulars are for guidance only. The agents give notice that whilst these particulars are believed to be accurate; they are not guaranteed and will not constitute any part of any contract in accordance with the Misrepresentation Act 1967.

Viewings - By appointment with sole agents Leslie Roberts, call Aaron Peden on **0161 834 4834**

