



**DANIEL
HARRIS** 
0161 237 9393
www.dh-property.co.uk

31 Dale Street, Northern Quarter, Manchester, M1 1EY

Office To Let | £117,680 per annum | 5,884 sq ft

2nd Floor Office

31 Dale Street, Northern Quarter, Manchester, M1 1EY

Summary

- Rent: £117,680 per annum
- Service charge: £24,595 per annum

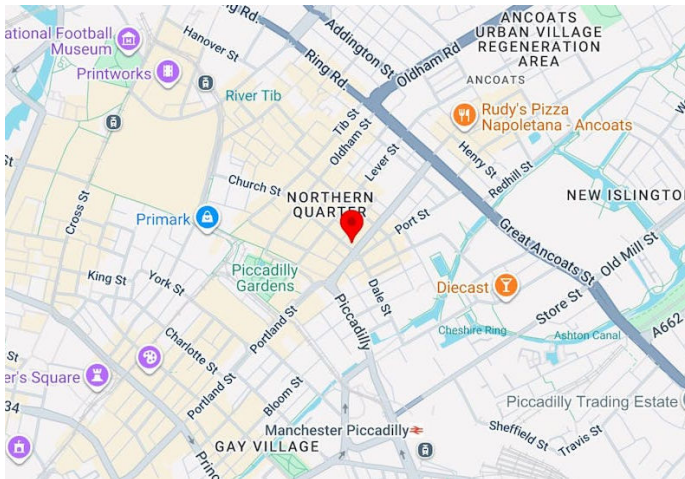
Contact & Viewings

Daniel Harris
0161 237 9393 | 0797 376 1848
dh@dh-property.co.uk

Sarah Lovell
0161 237 9393 |
sarah@dh-property.co.uk

Matthew Pickersgil (Avison Young)
0161 956 4017 | 07837 032488
matt.pickersgill@avisonyoung.com

Oliver Luckman (Savills)
07815032115 | 07815032115
oliver.luckman@savills.com



Description

NQ Studios comprises over 100,000 sq ft of high quality office suites combining authentic heritage, character and style with all the requirements of a modern workplace with secure bike storage and on-site caretaker.

This second floor character space occupies the whole of the second floor providing open plan space with toilets and kitchen and benefits from lift access.

Location

The property is situated on Dale 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, creative and media industries. The area is a short distance from the City's prime commercial and retail cores with easy access to rail, bus and metro networks.

Accommodation

Floor/Unit	Size	sq ft	sq m	Total /sq ft
2nd	5,884 sq ft	5,884	546.64	£24.18
Total		5,884	546.64	£24.18



Viewings

Strictly by appointment with appointed Agents.

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).

Legals

Each party to bear their own legal fees incurred in this transaction.

Planning

The unit is suitable for office use.

Service charge/Buildings Insurance

Service Charge: £24,595 pa
Buildings Insurance: £4,000 pa

Rates

Rateable Value: TBC

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

