

**79 THOMAS STREET
NORTHERN QUARTER
MANCHESTER
M4 1LQ**

**DANIEL
HARRIS** 
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TO LET

**SECOND FLOOR REFURBISHED
SELF-CONTAINED OFFICES
1,181 SQ FT | 110 M²**

- **NEWLY REFURBISHED**
- **FITTED KITCHEN**
- **NQ LOCATION**
- **GOOD NATURAL LIGHT**



Location

The property is situated Thomas 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.

Lease

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

79 Thomas Street

Description

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

Legals

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

Accommodation

1,181 sq ft 110 m²

Planning

The units are suitable for office use.

COSTS

RENT

£26,000 PA

Exclusive of VAT

SERVICE CHARGE

Service Charge: £4,119 pa
Buildings Insurance: TBC pa
(Current Charges)

RATES

RATEABLE VALUE: £15,500

VAT

**ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE
LIABLE TO, VAT.**

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

EPC

EPC RATING: C

VIEWING

By appointment with appointed agent:



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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 and members of the Agents firm have no authority to make any representation or warranty in relation to the property.