



RENT
£13.04
(per sq ft)



SERVICE CHARGE
£TBC
(per sq ft)



RATES PAYABLE
£7.79
(per sq ft)



EPC RATING
B:47



332 & 334 Deansgate
Manchester, M3 4LY

Leasehold | Office | 825 Sq Ft - 3,755 Sq Ft (76.7 - 348.9 Sq M)



TO LET



Location

332 & 334 Deansgate is conveniently located on the Southern Gateway to Manchester City Centre and is easily accessible via train, tram, bus and car with Deansgate/Castlefield Metrolink within two minutes' walk.



Description

The property occupies a particularly prominent and high-profile location on the corner of Deansgate and Liverpool Road, immediately opposite the Hilton Hotel. Easily recognised by the large, double retail frontage, the building is arranged over basement, ground, first & second floors.

The available accommodation comprises the basement, ground, first and second floor office suites which are available individually or combined as a whole.



Accommodation

The available accommodation is arranged from basement to second floor level and comprises the following Net Internal Floor Areas:

Floor	Sq Ft	Sq M
Ground Floor	1,079	100.2
First Floor	825	76.7
Second Floor	977	90.8
Basement	874	81.2
Total	3,755	348.9



Further information

Lease Terms

The accommodation is available on an assignment or sub-lease of the existing lease which is due to expire 17 December 2027. Alternatively, individual floors can be made available on a sublease basis on terms to be agreed.

Tenure

Leasehold.

Rateable Value

The office suites are listed in the 2017 Rating List with the following Rateable Values:

- Basement & Ground Floor: £33,750
- First Floor: £12,500
- Second Floor: £11,250

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts..

EPC

The property has an EPC Rating of B:47. A certificate is available upon request.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by appointment through the marketing agent, Fisher German LLP.



Amenities



24-7 Access



Power



Kitchen

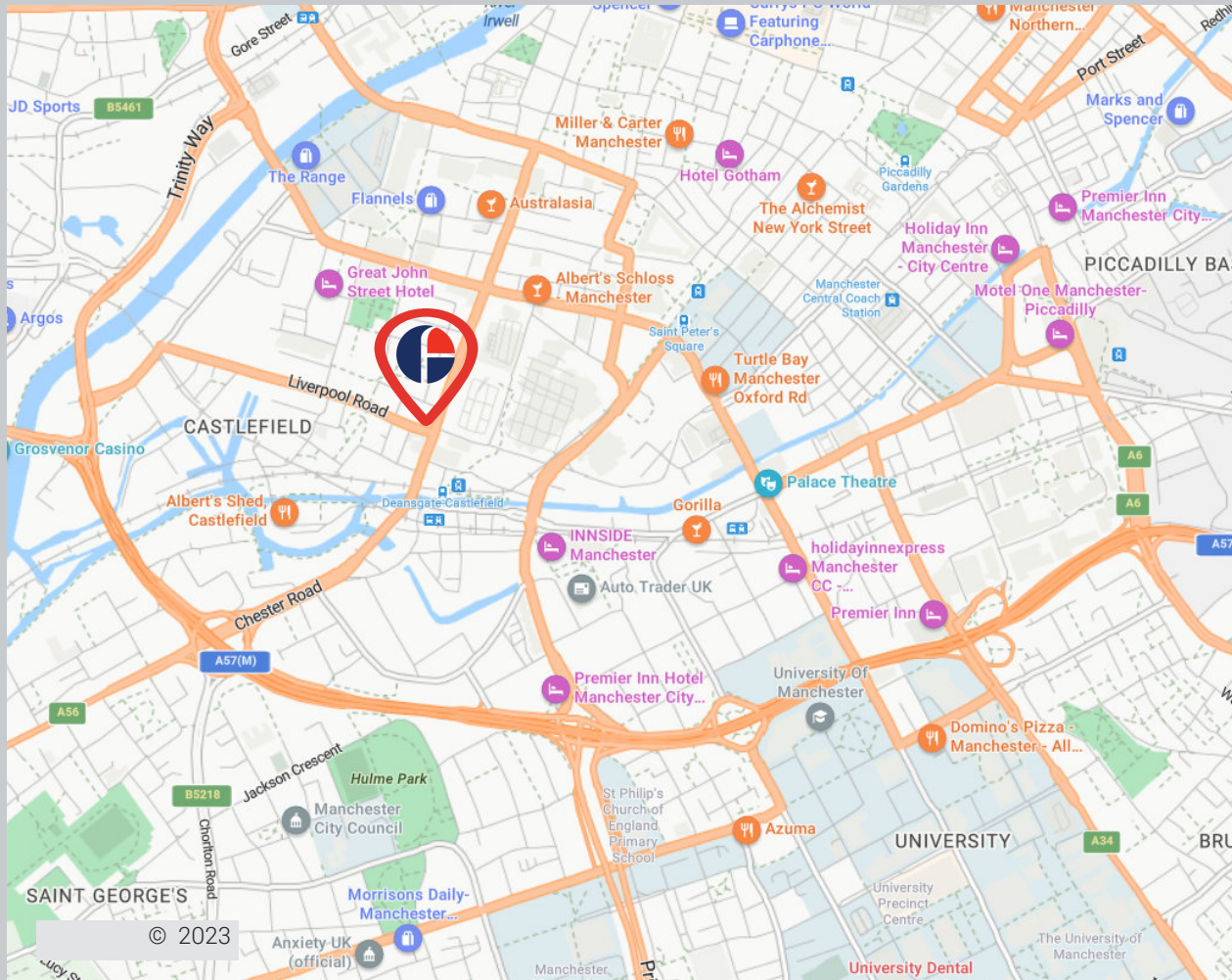


Lighting



Rail Links

332-334 Deansgate, Manchester, M3 4LY




Approximate Travel Distances

- Locations**
- The Northern Quarter - 20 mins
 - Spinningfields - 6 mins
 - Manchester Central Convention Centre - 8 mins
 - Manchester Town Hall - 9 mins


- Nearest Station**
- Deansgate - 3 minute walk

- Nearest Airport**
- Manchester Airport - 8 miles

Viewings

 **Steve Brittle**

- 0161 214 4665
- 07787 152 996
- Steve.brittle@fishergerman.co.uk

 **Marcus Baumber**

- 0161 214 4694
- 07884 413 532
- Marcus.baumber@fishergerman.co.uk

fishergerman.co.uk



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Particulars dated Jul 2023. Photographs dated June 2022.