

45B Edge Street

Manchester, M4 1HW

DANIEL & CO
HARRIS



TO LET

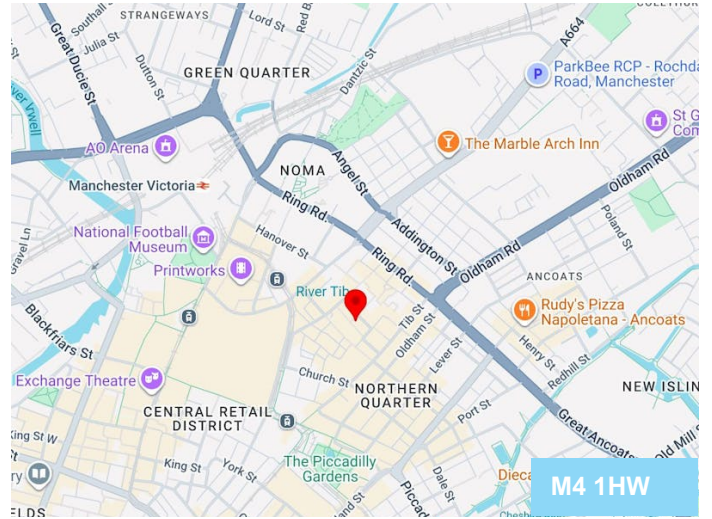
728 SQ FT
(67.63 SQ M)

£15,000 PER ANNUM

- Northern Quarter
- Character Space
- Good Natural Light

Office Space To Let

0161 237 9393 | dh-property.co.uk



Summary

Available Size	728 sq ft
Rent	£15,000 per annum
Rateable Value	£9,600
Service Charge	£2,666 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E

Description

The premises comprise a second floor open plan office/studio with vaulted ceiling and good natural light.

Location

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

Lease

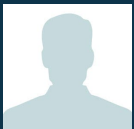
The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

Viewing

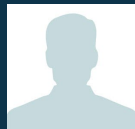
Strictly by appointment with appointed agent.

Identity 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.



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



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

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 09/03/2026

