



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

Ducie House, Ducie Street, Manchester, M1 2JW
Office To Let | £12,250 - £19,000 per annum | 297 to 313 sq ft
Refurbished open plan studio/office spaces.

Ducie House, Ducie Street, Manchester, M1 2JW

Summary

- Rent: £12,250 - £19,000 per annum
- Service charge: Inclusive
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: D
- Lease: New Lease

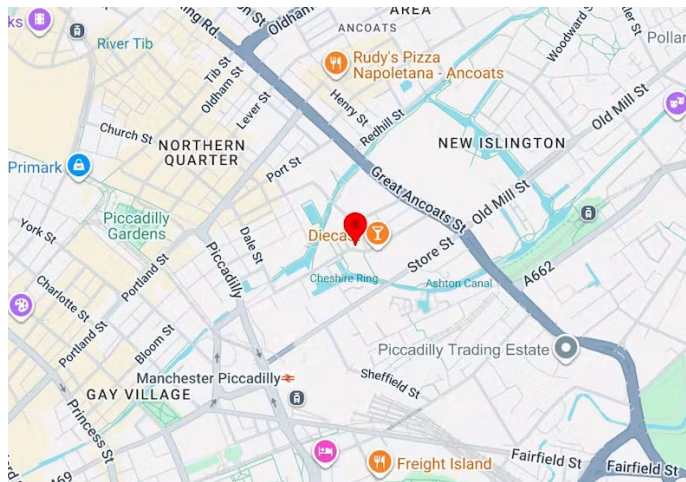
Contact & Viewings

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

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

Harry Fox (OBI)
0161 237 1717 | 07502 223542
hfox@obiproperty.co.uk

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



Description

Recently refurbished, the premises comprise excellent open plan studio style offices with modern shared kitchen areas and meeting rooms. An impressive reception area with concierge and generous seating areas with shower facilities and external bike storage.

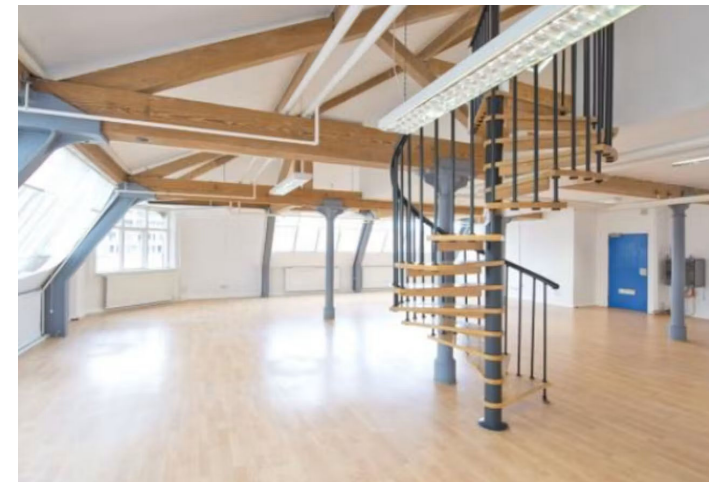
*Ducie House has its own car park for permit holders at an additional charge.

Location

Located on Ducie Street between Great Ancoats Street (inner ring road) and Piccadilly Station, close to Manchester's Northern Quarter and Great Ancoats Urban Village, with numerous independent shops and restaurants close by and convenient for all major transport links.

Accommodation

Description	sq ft	sq m	Rent
2nd - U231	297	27.59	£12,250 /annum
Unit 119-121	471	43.76	£19,000 /annum
Total	768	71.35	



Viewings

Strictly by appointment with the appointed Agent.

Lease

The premises are to be made available on the basis of new leases for terms 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 each transaction.

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 owing more than 25% must provide the same.

Rent

The rent is inclusive of service charge, buildings insurance, heating and lighting.

