

RIDLEYTHAW



TO LET

Office Premises
379 – 840 sq.ft

49 King Street
Manchester M2 7AY

- Leading City Centre location
- Extensive refurbishment in 2016 and 2022
- Stylish fitout – fully fitted workspace, ready to occupy
- Fibreoptic installed throughout
- Passenger lift

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Location

The subject property is located in a thriving area of Manchester City Centre. The property is situated on the thriving retail hub of King Street, approximately 400 meters from the Metrolink stops and within a short walking distance to Piccadilly, Victoria and Deansgate mainline train stations.

Description

The property was constructed in the 1920s and was extensively refurbished approximately 5 years ago providing: modern contemporary design, passenger lift, crafted sash windows and a striking ornate tiled entrance. This property offers a selection of well-presented boutique offices.

Accommodation

1 st Floor	840 sq. ft
3 rd Floor	749 sq.ft
6 th Floor	379 sq.ft

Business Rates

The tenant will be responsible for the payment of business rates.

Terms

The property is available on flexible terms. In addition, the legal process has been simplified with new tenants being able to sign a simple short form lease.

Rent

POA

VAT

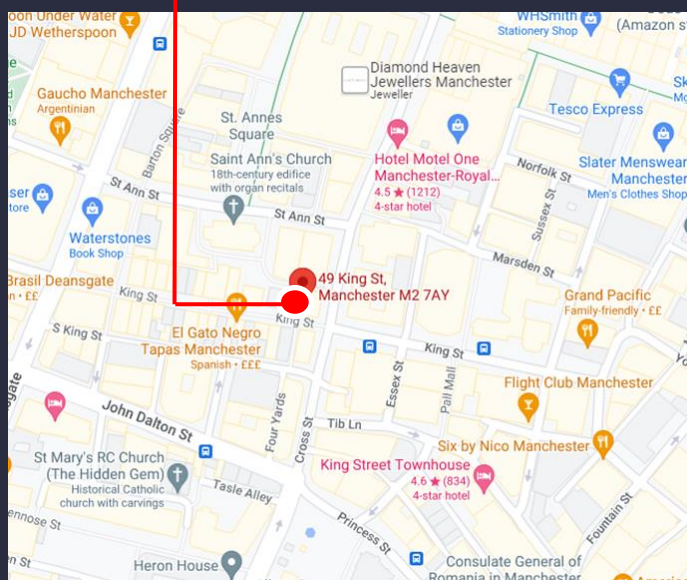
All figures are exclusive of, but may be subject to VAT.

Viewing/ further information please contact:

Daniel Holland-Bunch at Ridley Thaw LLP
dhb@rtllp.co.uk



Sat Nav: M2 7AY



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