

RIDLEYTHAW



TO LET

Office Premises
539 – 830 sq ft.

49 King Street
Manchester M2 7AY

- Leading City Centre location
- Extensive refurbishment with modern finishes
- Low fit out cost / ready to go
- Communal conference room
- Passenger lift

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RIDLEYTHAW

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

2 nd Floor	830 sq. ft
3 rd Floor	539 sq. ft
4 th Floor	763 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.

Rents

2 nd Floor:	£27,900 per annum all inclusive
3 rd Floor:	£18,600 per annum all inclusive
4 th Floor:	£25,800 per annum all inclusive

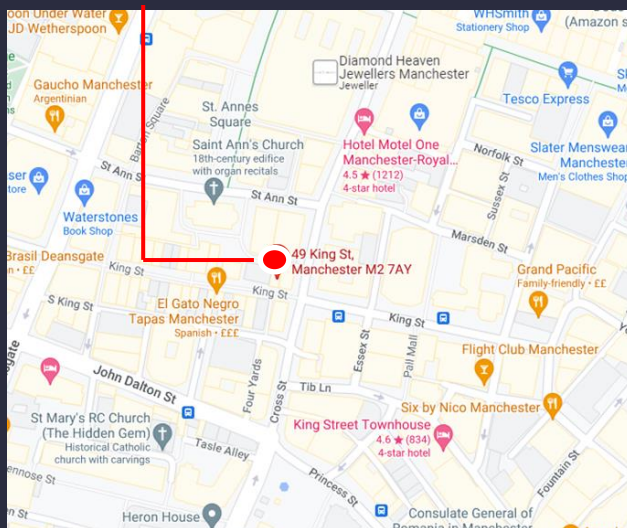
VAT

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

Viewing/ further information Please contact:

Caitlin Firth at Ridley Thaw LLP
cf@rtllp.co.uk.

0161 669 4000 | rtllp.co.uk



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