



TO LET GRADE A OFFICE ACCOMMODATION FROM 116.69 SQM (1,256 SQFT) TO 276.19 SQM (2,972 SQFT)

3-5 Charlotte Street, Manchester M1 4DA

- Prime City Centre location
- Within close proximity to all City Centre amenities including retail, restaurants, hotels, transport links etc

 **wtgunson**
commercial property consultants

- Air conditioning
- Floor to ceiling height glazing

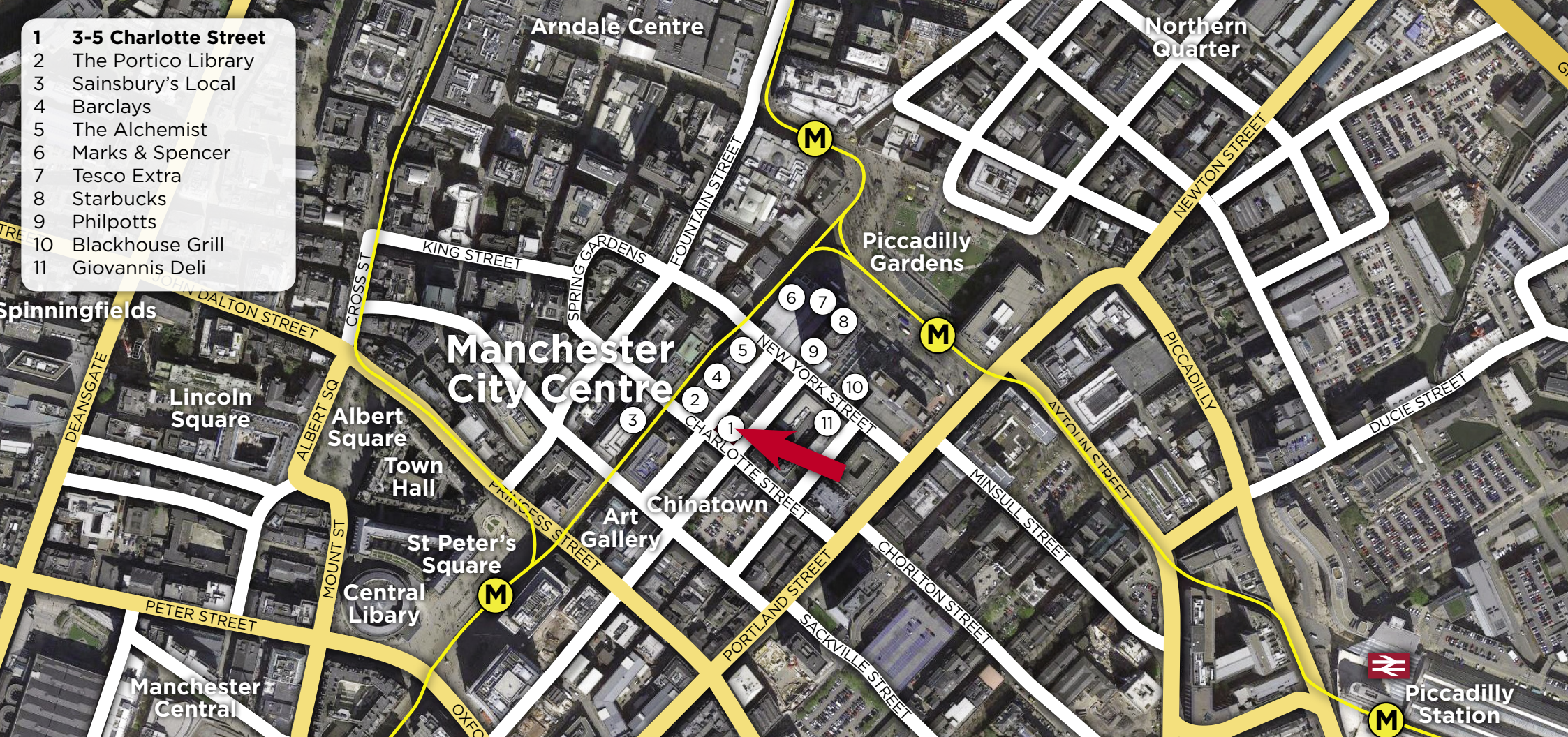


Description

The property comprises high quality office accommodation on the second floor within a Grade A specification office building. The property benefits from the following:-

- Air con/heating system
- Suspended ceilings incorporating LG3 lighting
- Raised flooring
- Floor to ceiling height glazing
- Tiled carpeted flooring
- Lift access
- A glazed partition boardroom facility

- 1 3-5 Charlotte Street
- 2 The Portico Library
- 3 Sainsbury's Local
- 4 Barclays
- 5 The Alchemist
- 6 Marks & Spencer
- 7 Tesco Extra
- 8 Starbucks
- 9 Philpotts
- 10 Blackhouse Grill
- 11 Giovannis Deli



Location

3-5 Charlotte Street is located on the north east side of Charlotte Street at its junction with George Street in the heart of Manchester City Centre. The property is positioned on the fringe of China Town and also within close proximity to Piccadilly Gardens and St Peter's Square.

The building is within easy walking distance of all City Centre retail, restaurants, cafes and bars. All City Centre transport links including Metrolink, Piccadilly Bus Station and Manchester Piccadilly Train Station are within a few minutes' walk of the subject property.



Central Business District

Halifax

Sainsburys

Portico Library

Chinatown

Piccadilly Gardens

Bus Interchange

Metrolink Station

Car Park

Accommodation

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the property is as follows:

Suite 1	116.69 SQM	(1,256 SQFT)
Suite 2	159.5 SQM	(1,717 SQFT)
Total	276.19 SQM	(2,972 SQFT)

Lease

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £19.50/SQFT.

Service Charge

A service charge will be levied to cover the maintenance of the common areas of the building.

EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

Viewings

By appointment with the sole agent W T Gunson for the attention of:
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