



13 STANLEY STREET | CHEETHAM HILL | MANCHESTER



3,760 sq ft (349 sq m)



PROMINENT HIGH QUALITY
FULLY FITTED OFFICE/COMMERCIAL/SHOWROOM PROPERTY
WITH PRIVATE ON-SITE CAR & CYCLE PARKING

TO LET

DESCRIPTION

13 Stanley Street provides fully fitted self-contained ground floor office/commercial accommodation. The building is of steel frame construction with brick and clad cross wall construction at the front elevation and with solid concrete floor.

The property has been the subject of a substantial program of refurbishment works to provide a modern and attractive office/commercial space. The space comprises a mix of open plan space, meeting rooms and individual offices which are subdivided with demountable partitioning. The space can be reconfigured to suit the incoming tenant's operational needs. The space also benefits from a large kitchen and break out areas as well as male and female W/C's.

The space comprises the following:-

- Excellent natural light with great floor to ceiling height throughout
- New double glazed windows throughout
- Gas fired central heating
- Carpets throughout
- Suspended ceilings with LG3 complaint lighting
- Perimeter trunking
- Attractive entrance/reception area
- Partial air conditioning
- Intruder alarm facility



LOCATION

The property is very prominently located on Stanley Street, just off the main Cheetham Hill Road (A665) in the Cheetham district which is popular with the wholesale and fashion community and a host of other commercial and retail operators. Stanley Street itself comprises a number of office occupiers to include architects, professional services and Media companies as well as D1 businesses.

The MEN Area and Green Quarter are closeby as is Victoria Rail Station, which provides services to the regional and national rail network.

The property is very well located in relation to Manchester city centre and all the facilities and amenities which this provides.

Refer to map



FLOOR AREAS

It is estimated the property extends to a gross internal floor area of some 3,760 sq ft in total.

SERVICES

Mains gas, electricity, water and drainage connections are available.

Heating is provided by a gas fired central heating system.

TERMS

The property are offered To Let on the basis of new Full Repairing and Insuring leases at an initial rental of £10 per sq ft per annum, exclusive of rates.

Further details on application.

SERVICE CHARGE

A service charge will be levied to cover a proportionate element of the costs of repair, maintenance and insurance of the building.

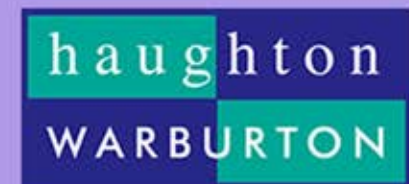
VIEWING

By prior appointment with the joint agents: Houghton Warburton Limited: 0161 839 0080.

Lambert Smith Hampton: 0161 228 6411

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