



GROUND FLOOR | 17 STANLEY STREET | CHEETHAM HILL | MANCHESTER | M8 8SH



3,902 sq ft (363 sq m)

HIGH QUALITY GROUND FLOOR
OFFICE/COMMERCIAL PREMISES

Very well appointed professional
office/commercial accommodation

Close to Manchester city centre

Suit various uses, subject to consents

TO LET

DESCRIPTION

The available accommodation comprises the ground floor element of a two storey building with modern façade being one of a number of buildings in a terrace fronting Stanley Street.

Internally the floorspace has been particularly well fitted out with to provide a number of office and meeting areas sub divided with demountable timber and glazed partitioning to provide a series of general open plan office areas, private meeting rooms and 'break out' space with staff kitchen facilities and WCs.

The accommodation has carpeting throughout, suspended ceilings with recessed lighting, UPVC double glazing and a very light and airy feel.

An inspection is thoroughly recommended.

LOCATION

The property fronts directly onto Stanley Street, just off the main A665 Cheetham Hill Road within close proximity to the Green Quarter, Manchester Arena and the Fort Retail Park.

The premises are in the heart of Manchester's main wholesale area which is evolving to now accommodate an increasing number of commercial and professional users; solicitors, accountants, medical practitioners and other professional service providers etc.

Please refer to attached location map.



SERVICES

We understand that all mains services are available including gas fired central heating installation with wall mounted radiators, secure door locking system and intruder alarm.

FLOOR AREA

The property extends to a net internal area of some 3,907 sq ft

EPC

Available on request.

RATES

The property has been sub divided to facilitate small business rates relief.
Further details on application.

LEASE & RENT

Available under the terms of a new lease for a period to be agreed with rent details on application.

VIEWING

By prior appointment with the sole selling agents:
Houghton Warburton: 0161 839 0080.

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