



GROUND FLOOR | 21 STANLEY STREET | CHEETHAM HILL | MANCHESTER | M8 8SH



1,895 sq ft (176 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 to provide a small reception area leading into a large open plan general office and to the rear three private offices/meeting rooms behind glass partitioning and an adjacent staff kitchen.

The accommodation has carpeting throughout and modern drop 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.

Please refer to attached location map.



SERVICES

We understand that all mains services are available including air conditioning installation.

FLOOR AREA

The property extends to a net internal area of some 1,895 sq ft

EPC

Available on request.

RATES

Rateable Value £5,000

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:
Haughton Warburton: 0161 839 0080.

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