



MAC HOUSE | 47-49 CARNARVON STREET |  
MANCHESTER | M3 1EZ



3,204-7,625 sq ft (298-708 sq m)



HIGH QUALITY CONTEMPORARY OFFICE,  
COMMERCIAL, SHOWROOM SPACE WITHIN  
ATTRACTIVE CONVERTED TEXTILE MILL

\*\* Fringe of Manchester City centre position\*\*

\*\* Positioned between Bury New Road (A56) & Cheetham Hill Road (A665)\*\*

\*\* Short term very flexible lease terms and sub division available\*\*

TO LET



## DESCRIPTION

MAC House is a former textile mill which has been extensively refurbished in recent years to now provide very good quality contemporary office, commercial and showroom accommodation over Ground, First and Basement Floor levels. The floorspace has been refurbished retaining many of the buildings' original features.

The property has a dedicated reception leading off Carnarvon Street and this provides access to each floor, subject to adaptation to accommodate the lettings now intended.

The First Floor is mainly open plan in nature and has exposed brick walls, an open and exposed timber beamed ceiling, steel columns, full carpeting and double glazed UPVC windows on three elevations giving the floorspace a very contemporary, light and open feel. Within this area is a separate private office. This floor has previously been in use as a call centre and a wholesale showroom.

The Basement Floor provides a range of accommodation including open plan conference type room together with private offices, storerooms and kitchen. This has a very good specification throughout.

To the rear of the property is a private secure car park where parking can be accommodated for the incoming tenant/s. Further details on request.

An internal viewing of the property is thoroughly recommended.

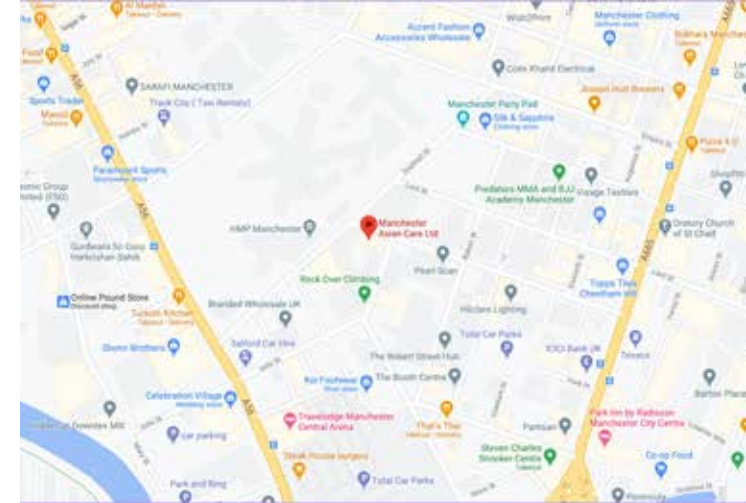


## LOCATION

MAC House occupies a prominent position on Carnarvon Street close to the junction with Southall Street in the Strangeways district of Manchester approximately ½ mile from the City centre. The property is positioned midway between the main A56 Bury New Road and A665 Cheetham Hill Road and as such is in a very accessible position for the City centre and the regional road network.

The area is an established mixed commercial and wholesale locality and as such the property will be of interest to various occupiers.

Please refer to attached location map.



## FLOOR AREA

It is estimated that the floorspace in total extends to a net internal floor area of 7,625 sq ft made up as follows:

First Floor	4,421 sq ft
Basement Floor	3,204 sq ft
<b>Total</b>	<b>7,625 sq ft</b>

The floorspace is very flexible and our clients are willing to split to accommodate smaller takes. Further details on request.

## SERVICES

AWe understand that all mains services are connected.

The property has a full gas fired central heating system installed with panel radiators, feature drop and LED lighting, security access system and intruder alarm.

## EPC

Available on request.

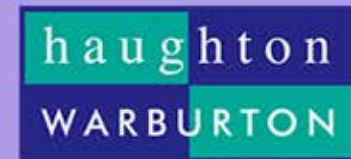
## TERMS

Rentals:

First Floor	£32,000/annum
Ground Floor	£16,500/annum

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## VIEWING

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

