



GREAT ANCOATS S | MANCHESTER



750 sq ft (70 sq m)



SELF CONTAINED OFFICE SUITE  
-FULLY FITTED TO EXCELLENT STANDARD

**TO LET**  
Flexible Terms

## DESCRIPTION

A superb fully fitted office suite in a very prominent location. The accommodation is very well presented and ready to move in. There is a high quality fully fitted kitchen with dishwasher, newly fitted toilet facilities and the suite is newly decorated, with quality laminate flooring throughout.

The accommodation comprises of a small reception area adjacent to the kitchen and separate WC, there is a good sized storeroom and open plan L shaped general office.

To the rear of the property is a secure dedicated car park and parking can be made available.

## LOCATION

Located on the 2nd Floor of the Safe Deposit Centre at the junction of Great Ancoats St and Adair St.

The area is a well established mixed residential and commercial location with excellent access to Piccadilly Rail Station, the Metrolink and bus services and being highly prominent with frontage and access directly to Great Ancoats St.

Please refer to attached location map.

## SERVICES

We understand that all mains services are available to the property.

## FLOOR AREA

The property extends to a net internal floor area of some 750 sq ft.

## LEASE TERMS

The property is available To Let on flexible terms. Please ask for further details.

## EPC

Available on request.

## RATES

Rates and all other charges (heating, electric, etc, are FULLY INCLUSIVE.

## TERMS

Flexible "all inclusive" terms available. Rental £1,000 per calendar month.

## VIEWING

By prior appointment with the Sole Agents:

Haughton Warburton on 0161 839 0080.



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