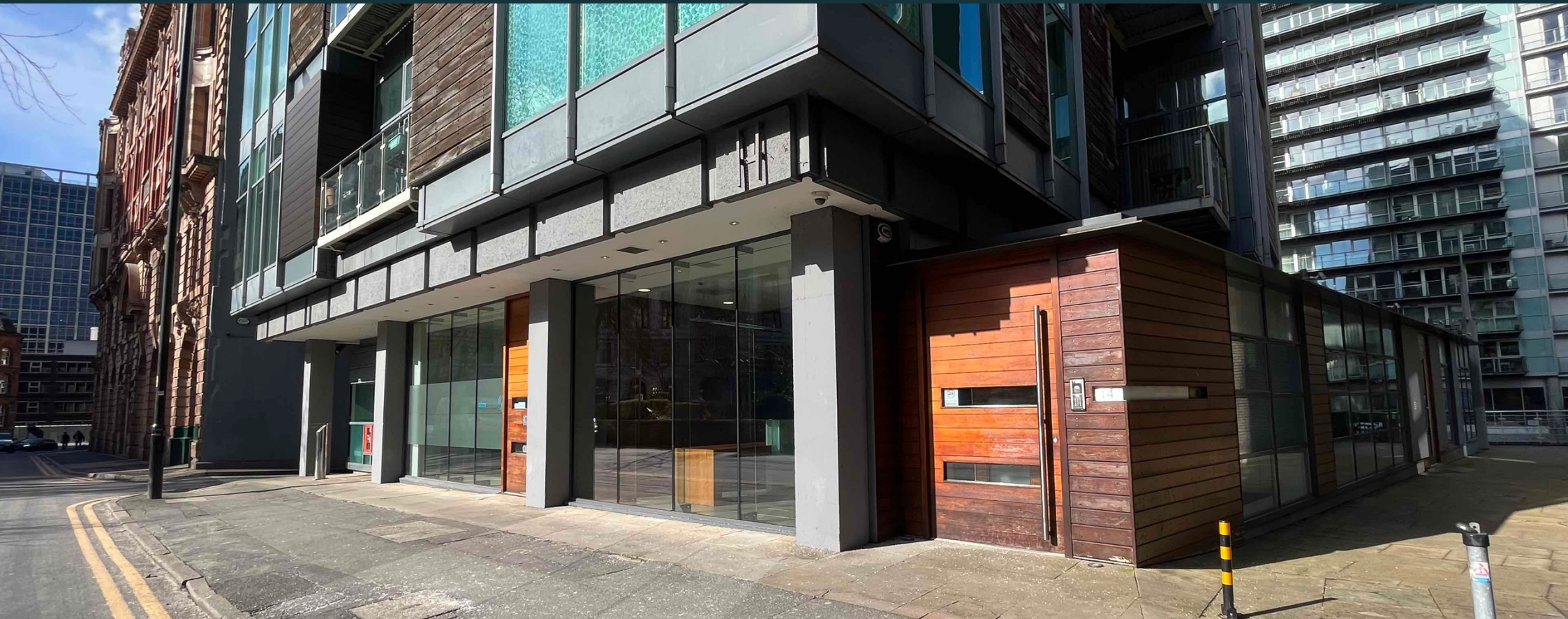


Century

— buildings —



UNIT 2&3 - 14 ST MARY'S PARSONAGE
GROUND FLOOR COMMERCIAL UNIT TO LET | 2,333 SQ FT

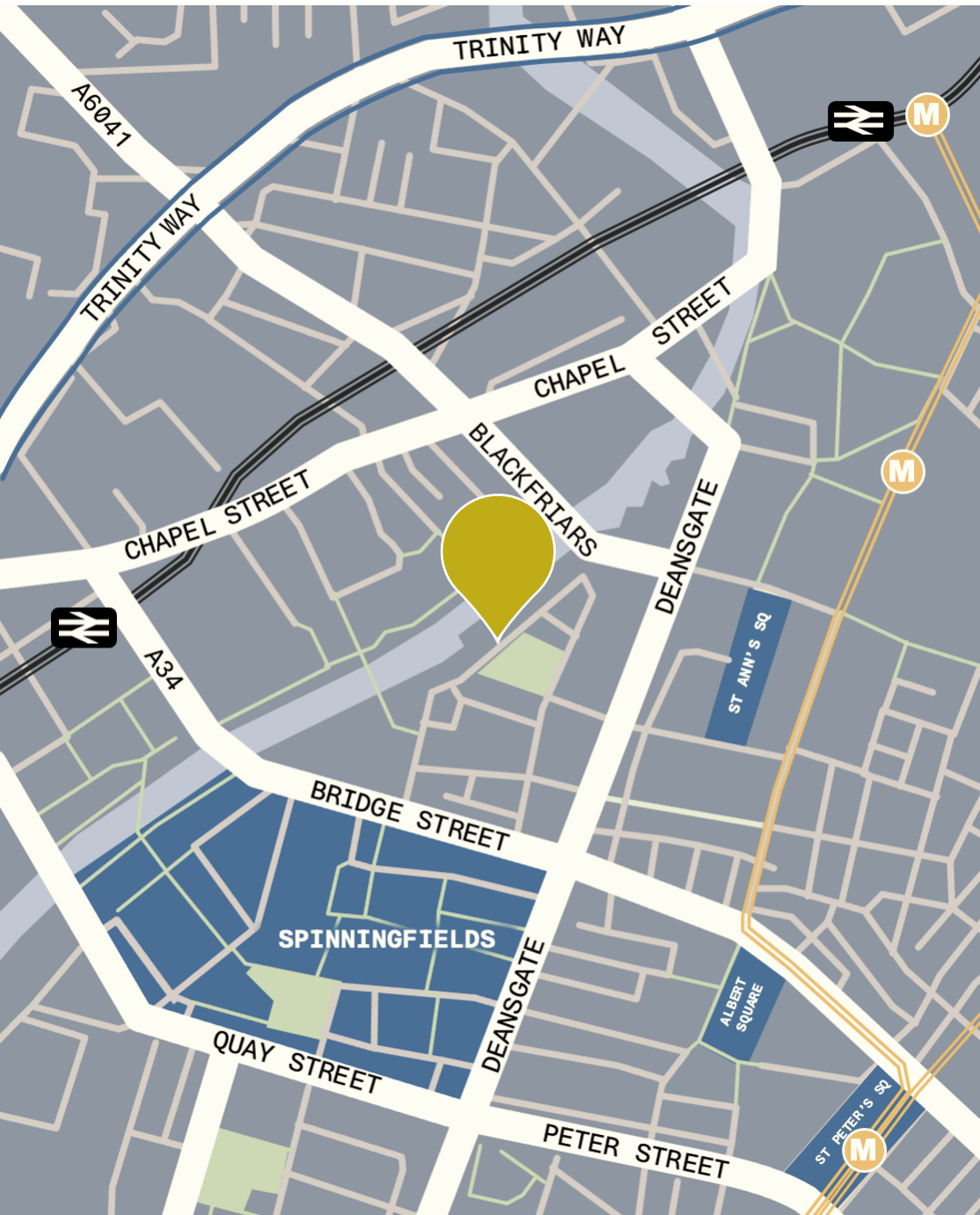
A modern self-contained office in the heart of Manchester city centre, fronting Parsonage Gardens.

Century Buildings is an award-winning residential development with ground floor commercial space. Converted in 2000, the refurbishment project linked the Grade II listed National Building with the 1960's extension, modernising and extended both.

As part of the conversion, the ground floor was extended to the side, with full height glazing introduced to three elevations to create a light, open plan, modern workspace.



LOCATION



Situated on the banks of the River Irwell, within a short stroll of Spinningfields.

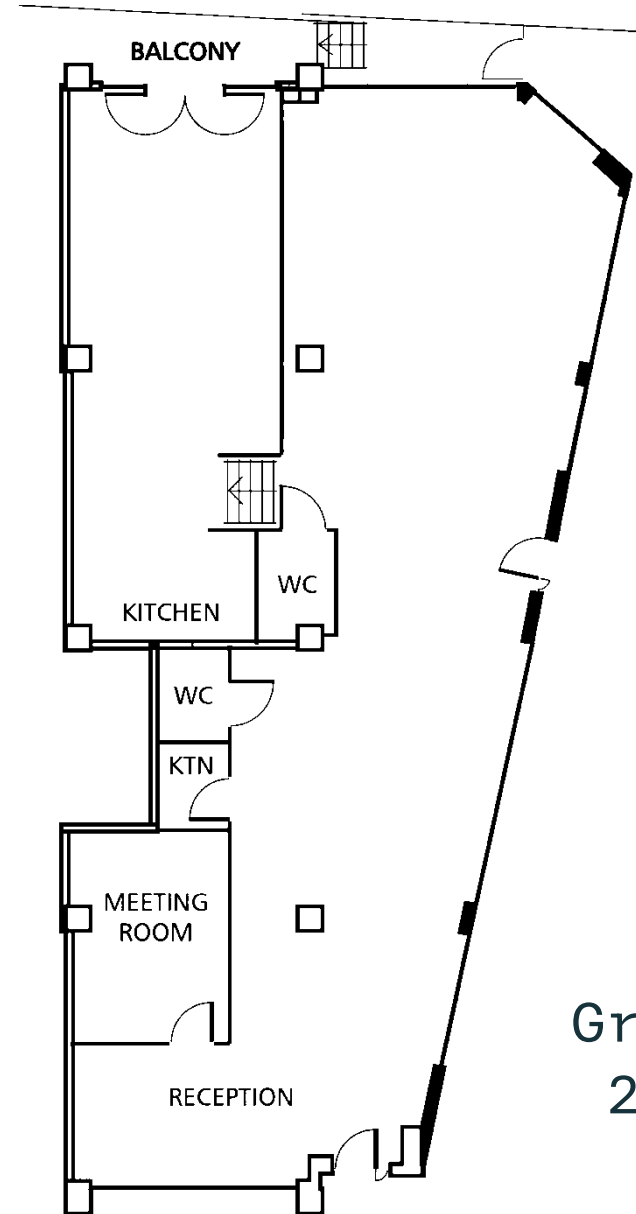
St Mary's Parsonage is situated just off Deansgate and benefits from its proximity to both Spinningfields and King Street.

There is an excellent variety of coffee shops, restaurants and bars close by, alongside designer boutiques and 5* hotels.

Both Salford Central and Manchester Victoria Train Stations are within a 10 minute walk of the property.

The Metrolink network can be easily accessed via nearby stops at St Peter's Square or Exchange Square, offering services across the region.

AVAILABILITY



Ground Floor
2,333 SQ FT
216.7 SQ M



A self-contained fully fitted commercial unit suitable for a variety of uses.

The property has most recently been used as offices, however, would lend itself well to other uses.

There is a large reception / waiting area with tiled floor, accessed from St Mary's Parsonage.

There is also a glazed meeting room, kitchenette, WC and workspace to the front of the unit.

The rear of the unit has its own access via a side entrance door and comprises split-level open plan workspace with kitchenette and WC.

- LARGE RECEPTION / WAITING AREA WITH TILED FLOOR
- GLAZED FRONTAGE WITH EXCELLENT NATURAL LIGHT AND VIEWS OF PARSONGE GARDENS
- SUSPENDED CEILINGS WITH RECESSED LIGHTING
- AIR CONDITIONING
- 2 X WC'S and 2 X KITCHENETTE'S
- 1 X GLAZED MEETING ROOM
- LARGE WINDOWS AND BALCONY WITH VIEWS OF THE RIVER IRWELL
- SUBSTANTIAL BUILT-IN STORAGE
- INTERNAL SECURITY SHUTTERS AND INTRUDER ALARM





LEASE

The property is available by way of an effective full repairing and insuring lease for a term of years to be agreed.

RENT

£26.00 psf pa, exclusive.

BUSINESS RATES

Business rates will be payable by the tenant. The rates payable in 2023/24 are £8.72 psf pa.

SERVICE CHARGE

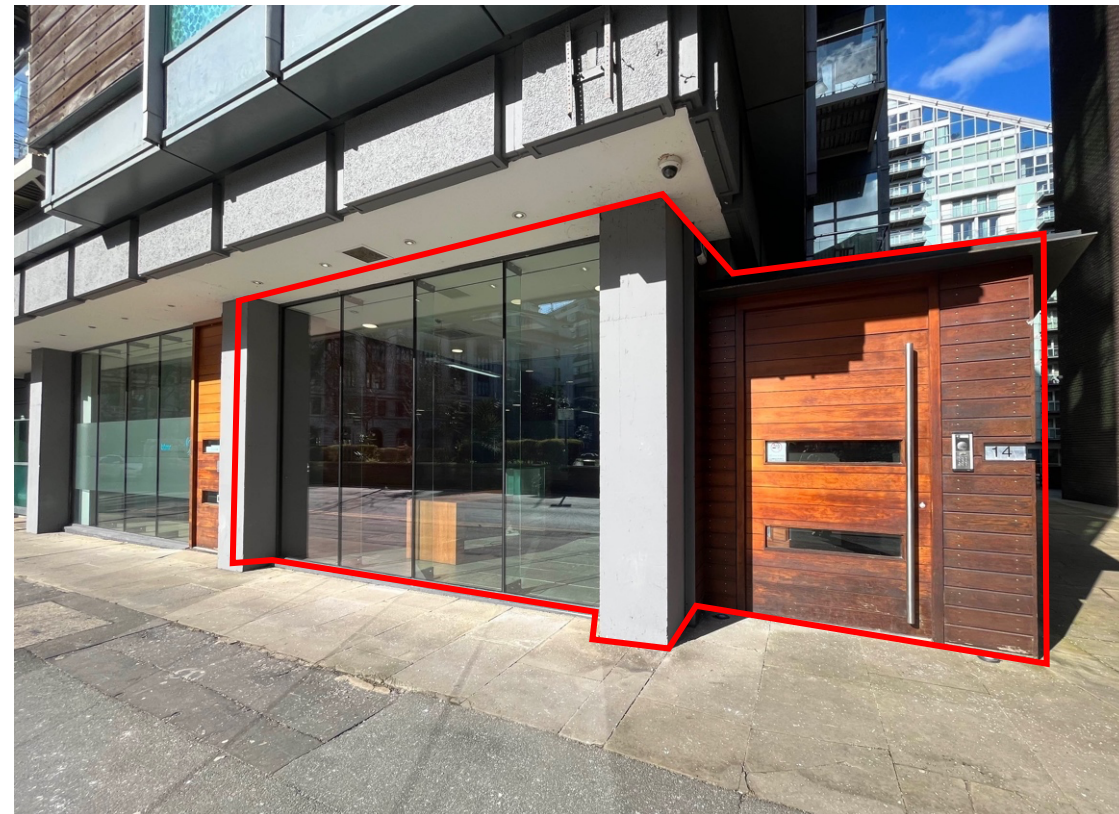
A service charge will be payable by the ingoing tenant, currently running at £3.44 psf pa.

VAT

The property is elected for VAT and VAT will be payable on the rent.

EPC

B-38. A full certificate is available on request.



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