

HIGH QUALITY SELF-CONTAINED OFFICE . 2,501 SQ FT

Manchester Hall

WOOD STREET . MANCHESTER . M3 3BZ

LOCATION

Manchester Hall is located in the heart of Spinningfields, Manchester premiere business destination. Located adjacent The Avenue, the building benefits from a host of exciting neighbours, including The Oast House, Masons Restaurant, Dishoom, Neighbourhood, Honest Burger Kitchen, plus an array of other retailers, cafes, bars and restaurants within the immediate vicinity.

Situated close to the junction of Deansgate and John Dalton Street, the property is an 8 minute walk to St Peter's Square Metrolink and a 6 minute walk to Salford Central Train Station.



THE PROPERTY

A self-contained refurbished office set over lower ground floor and mezzanine. The space was formerly used as a furniture showroom but would be equally suitable for office users.

- Meeting room
- Air conditioning cassettes
- Parquet Floors in part
- Feature Spiral Staircase
- Glazed balustrades
- High quality kitchen

	SQ M	SQ FT
Lower Ground	137.3	1,478
Mezzanine	95.1	1,023
Total	232.4	2,501

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition)



GALLERY



TERMS

TENURE

Available on a new lease for a term of years to be agreed.

VAT

All prices quoted are excluding but may be liable to VAT.

BUSINESS RATES & SERVICE CHARGE

The tenant will be responsible for the payment of the business rates and service charge levied on the accommodation.

CONTACT

Strictly by appointment with sole agents Edwards & Co.

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