

TO LET

SELF-CONTAINED OFFICE SUITABLE FOR A VARIETY OF USES (STP)

1,394 SQ.FT. (129.5 SQ.M.)



**26 HULME STREET,
MANCHESTER,
M1 5BW**

LOCATION

26 Hulme Street is a self-contained office building situated in a vibrant neighbourhood close to the cities Knowledge Quarter. An array of restaurants, bars and leisure offerings can be found within a short stroll of the building.

The property benefits from excellent transport links with Manchester Oxford Road Train Station just a couple of minutes' walk away and St Peters Square Metrolink less than 10 minutes' walk away. By road, the property has immediate access onto the Mancunian Way A57(M).

DESCRIPTION

The property comprises office accommodation across ground and lower ground floors. Occupants have use of a communal terrace accessed from the lower floor. The property is suitable for a variety of uses (STP).

- Rare self-contained premises
- Currently partitioned into 4 separate offices
- Character features
- Pendant lighting
- Fitted kitchen
- Mixture of carpet/vinyl flooring
- Gas fired central heating
- Perimeter power/data cabling
- W/C's on both floors

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TERMS

The property is available by way of a new lease for a term to be agreed.

RENT

£25,000 per annum.

SERVICE CHARGE

£5,100 per annum.

RATEABLE VALUE

Any interested party should make their own enquiries with the local Valuation Office.

EPC

Full certificate available on request.

LEGAL COSTS

Each party to be responsible for the payment of their own legal costs incurred in the transaction.

VAT

The property is not elected for VAT.

VIEWING

By appointment only.

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