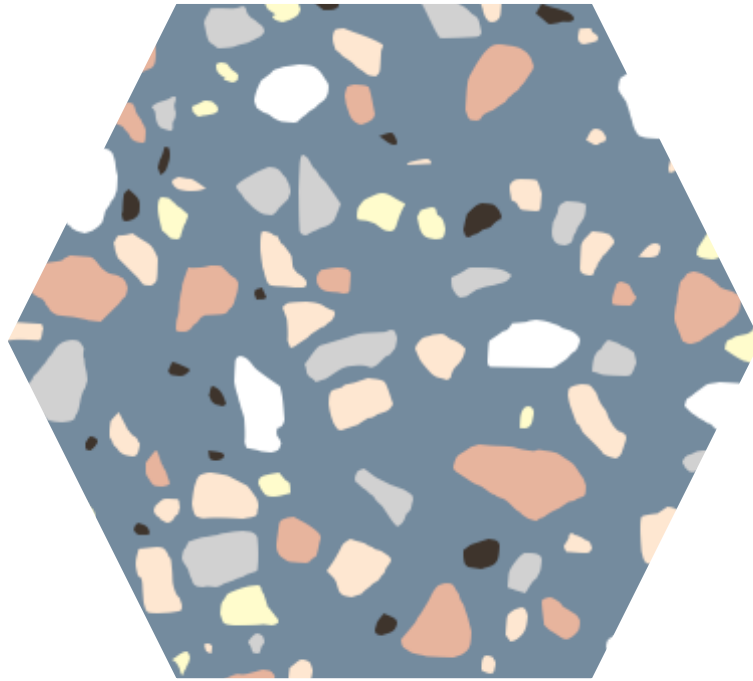


TELLER'S PLACE

31 SOUTH KING STREET



High quality fully fitted office suite

1,140 SQ FT | 105.9 SQ M



**A high quality
fully fitted
office suite in
the heart of
Manchester
city centre.**



Description

Tellers Place has undergone a full refurbishment and provides three stunning self-contained office suites accessed via an impressive full height atrium.

The building benefits from secure fob access and a passenger lift serving all floors. There are showers and bike storage facilities to the basement level.

The available suite is situated on the third floor with excellent natural light and views over King Street.



Specification

The third floor office suite has been fully fitted to the following specification: -

- 8-person meeting room with feature lighting
- Self-contained toilets including disabled W/C's
- Private fitted kitchen
- Air-conditioning heating and cooling
- Openable sash windows and velux windows
- 2 x modular Zoom Pods
- LED lighting throughout
- Mixture of carpet and LVT flooring
- Vaulted ceiling with exposed services
- Excellent levels of natural light



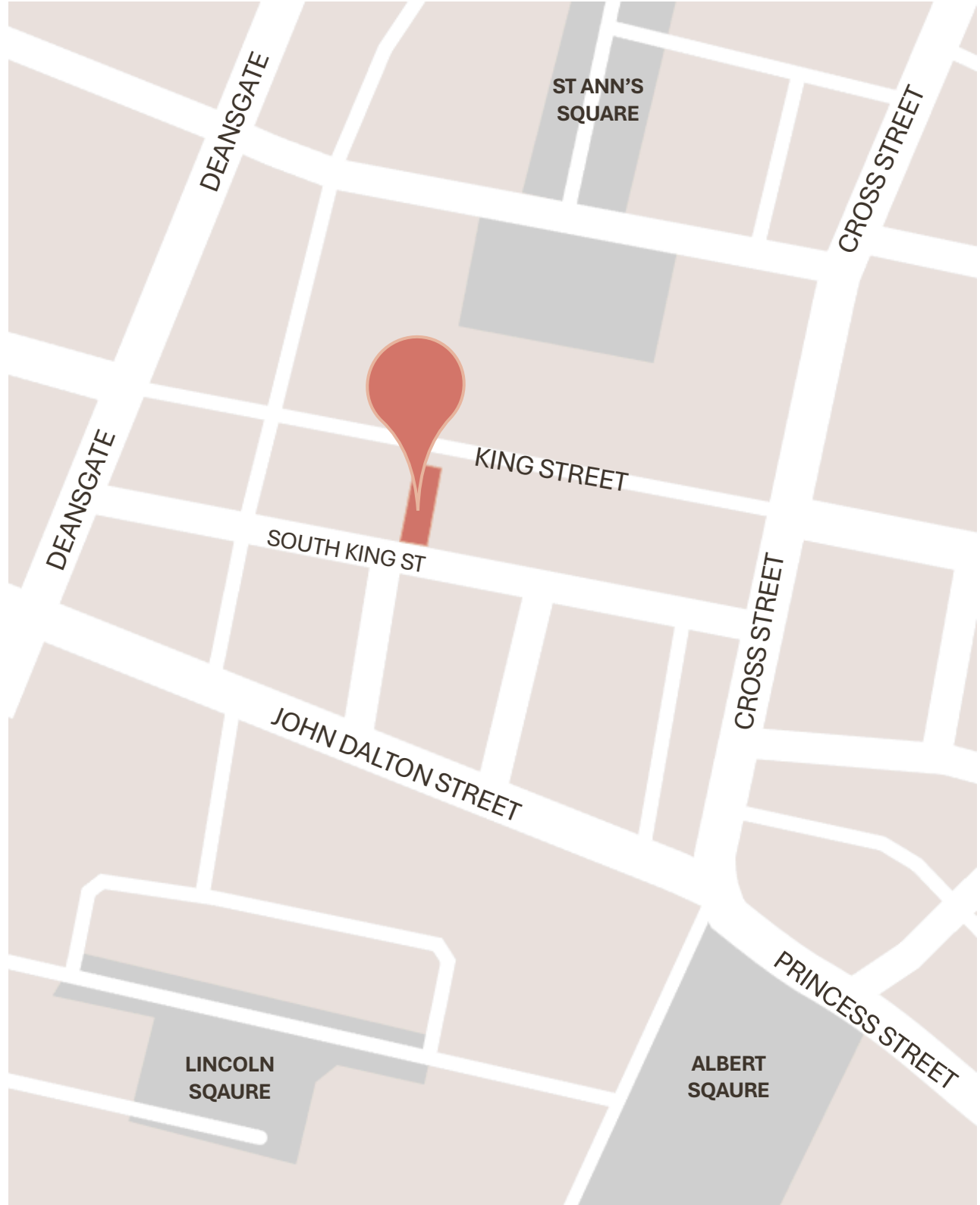
Location

The building sits in an established and thriving area of the city centre which boasts some of the cities finest restaurants, cafes and shops.

King Street is a centrally located throughfare which connects the central business district with Spinningfields and has long been a popular choice for businesses.

The office suites are accessed via the quieter South King Street elevation of the building, opposite Dalton Place and Island office buildings.

The property benefits from excellent connectivity and is within a short walk of several major transport interchanges.





**Beautifully
crafted
workspace
with views
over King
Street.**



Terms

LEASE

The suite is available by way of an assignment of the current lease which expires on 31st August '26. Alternatively, a new FRI lease could be agreed with the landlord.

RENT

The current rent passing is £35 per sq ft, per annum.

SERVICE CHARGE

A service charge will be payable by the tenant.

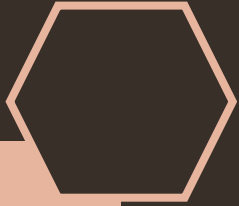
BUSINESS RATES

The tenant will be responsible for the payment of the business rates.

VAT

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





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